

MARKET SQUARE, ALYTH, PH11 8AB

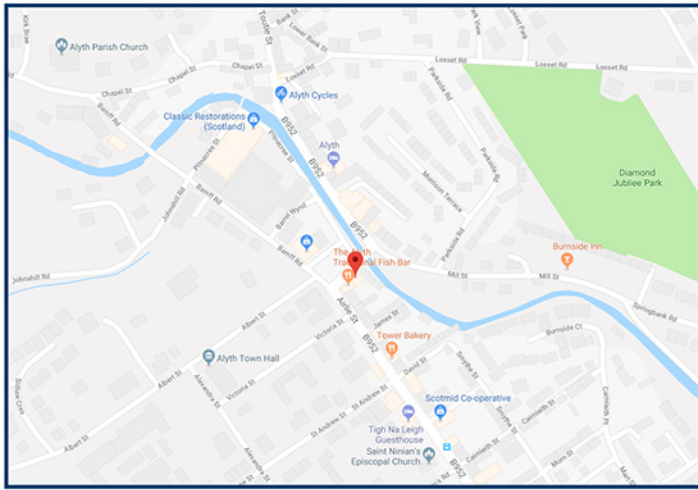


PROMINENT FORMER BANK PREMISES

Alyth (pop. circa 3000) is a picturesque Perthshire town situated by the hills of the Vale of Strathmore and the Forest of Alyth located 5 miles northeast of Blairgowrie and some 11 miles north of Dundee. The town caters for everyday needs with Dundee and Perth, both around half an hour's drive, providing further shopping, sporting and leisure facilities.

The railway station links into the national rail network and there is a good local bus service. There is a primary school with secondary schooling at both Blairgowrie and Kirriemuir.

- Prominent Town Centre Position
- 1,052sq ft
- Rates Exempt
- £12,000per annum
- VAT Free



Location

The town caters for everyday needs with Dundee and Perth, both around half an hour's drive, providing further shopping, sporting and leisure facilities. The railway station links into the national rail network and there is a good local bus service.

There is a primary school with secondary schooling at both Blairgowrie and Kirriemuir. It is understood funds are allocated in the Council's capital budget for environmental improvements to Alyth town centre and that if planning approval is obtained, work to renovate the town centre will begin in 2018.

Subjects

The property comprises the ground floor of a two storey and attic semi-detached traditional building with residential accommodation above under a pitched slate roof.

Internally the accommodation comprises an open plan area, meeting room, strong room, kitchen and toilets.

The property benefits from electric radiators, fluorescent strip lighting and some period cornicing. Well placed in the centre of the village and with on street parking available the property is easily accessible.

The subjects provide an opportunity for office or retail use and there is a possibility of redevelopment potential subject to obtaining necessary consents.

AREA

The subjects offer the following area at ground Floor:

Ground: 97.7sqm (1,052sq ft)

NAV/RV

The subjects have been assessed and entered onto the valuation roll with the following NAV/RV:

£7,200



PROPOSAL

The subjects are available to let on a new full repairing and insuring lease for a negotiable term for £12,000per annum. Our client would also consider offers for their freehold interest in the subjects.

VAT

All prices and premiums quoted are exclusive of VAT.

EPC

Available on request

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Will Rennie

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