

# TO LET

## GARAGE WORKSHOP

MAY SUIT A VARIETY OF USES

SHORT DISTANCE FROM PERTH  
CITY CENTRE

UP TO 100% RATES RELIEF

GIA: 98.10 SQ M (1056 SQ FT)

OFF-STREET YARD/CAR PARKING  
AREA

**£10,000 PER ANNUM**



VIDEO TOUR



WHAT 3 WORDS



**THE GARAGE, GRAYBANK ROAD, PERTH, PH2 0LW**

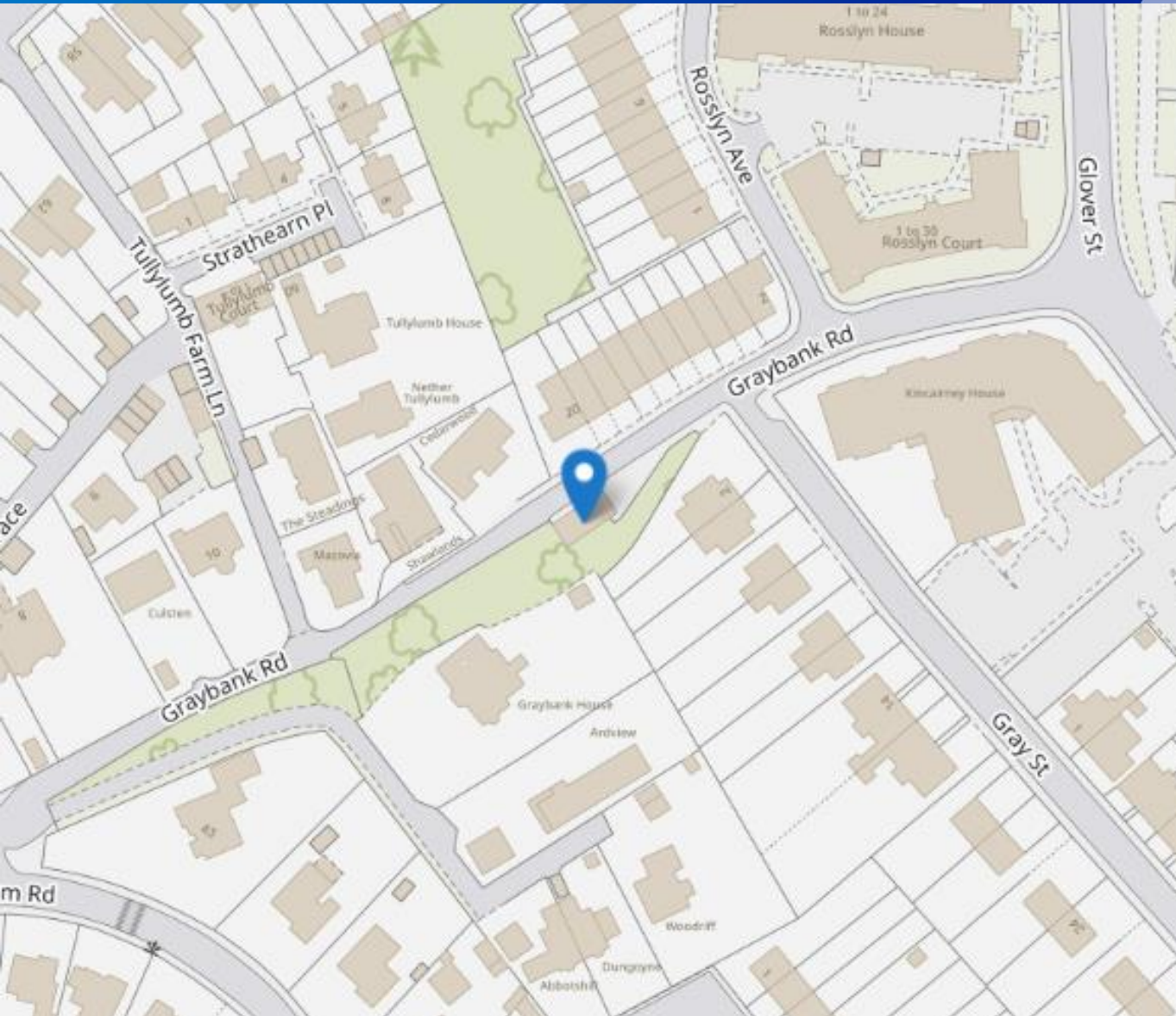
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## Location

THE GARAGE, GRAYBANK ROAD, PERTH, PH2 0LW



### Location

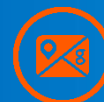
Perth, which has a population of approximately 45,000 persons (Source: Perth & Kinross Council), is the principal area of Perth & Kinross District and has recently been awarded City status.

Historically known as the gateway to the Highlands, Perth enjoys proximity to Scotland's main cities with 90% of the country's population accessible within 90 minutes' drive time. Dundee lies approximately 35 km (22 miles) to the east with Edinburgh 69 km (43 miles) to the south and Glasgow 98 km (61 miles) to the southwest.

Perth is located at the base of the River Tay in the heart of Scotland with the A9 and A90/M90 giving easy access to Dundee, Edinburgh, Glasgow and the south beyond.

The subjects are in a predominantly residential area a short distance from Perth City Centre.

## Description

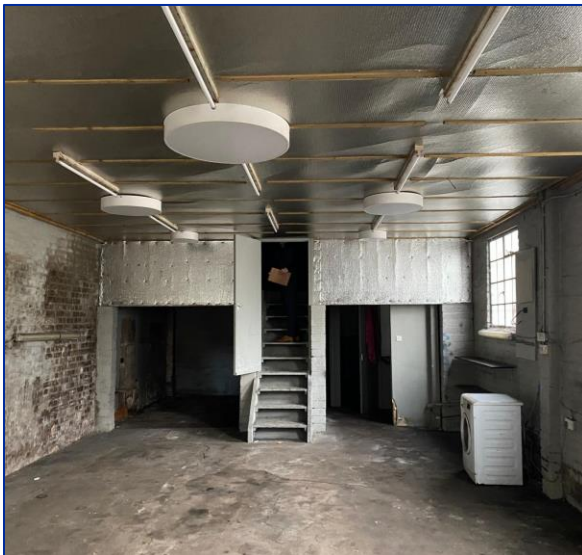


FIND ON GOOGLE MAPS



# Description

THE GARAGE, GRAYBANK ROAD, PERTH, PH2 0LW



## DESCRIPTION

The subjects comprise a detached single storey garage workshop. The main walls are of brick construction with pitched corrugated sheet roof over.

The property is accessed via a roller shutter door which provides a width of 4.9 m. and height of 2.83 m. whilst the internal floor to ceiling height is 2.94 m.

Internally the accommodation has a solid floor with rear W.C. and steps leading to a small mezzanine storage area.

The mezzanine is a fixed timber structure built on brick supports but could be removed if not required. Externally there is a small off-street yard/car parking area, which is unsurfaced.

## Accommodation

| Description  | m <sup>2</sup> | ft <sup>2</sup> |
|--------------|----------------|-----------------|
| Ground Floor | 76.90          | 828             |
| Mezzanine    | 21.20          | 228             |
| Total        | 98.10          | 1,056           |

The above floor areas have been calculated on a Gross Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).



## Rental

The premises is available to let at £10,000 per annum for a negotiable term of years.

## Rateable Value

The subjects have been assessed for rating purposes and have been entered in the valuation roll at:

Current Rateable Value: £2,550

The unified business rate for 2026/2027 is 48.1p.

**The property therefore may qualify for 100% rates relief under the Small Business Bonus Scheme.**

## Energy Performance Certificate

Awaiting further details.

## VAT

All prices are quoted exclusive of VAT.

## Legal Costs

Each party to bear their own costs in connection with this transaction.

## Get in Touch

**For further information or viewing arrangements please contact the sole agents:**



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## ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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