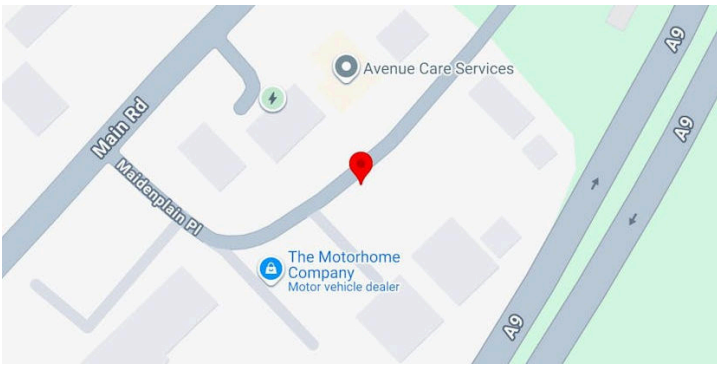




mcparlane & co  
**0141 552 3452**  
71-73 Albion Street Glasgow G1 1RB

Unit 2 Maidenplain, Aberuthven, Auchterarder, PH3  
Trade Counter / Showroom To Let | £45,000 per annum Exclusive of Vat |  
5,346 sq ft

Showroom / office premises extending to approx 5,346 sq ft over ground and mezzanine.



### Key Points

- A modern purpose built showroom & office extending to approximately 5,346 sq ft
- Strategic location positioned adjacent to the A9
- Total GIA of 5,346 sq ft over ground and mezzanine.
- Adjacent yard of c 0.2 acres with a separate store.
- Showroom has a 6 m eaves height.
- Close proximity to A9.
- Secure yard space
- Parking for approximately 12 cars.

### Description

A modern steel portal framed building offering extensive showroom and office accommodation over ground floor with an additional mezzanine level suitable for either showroom/display or office use.

### Location

Sitting approximately 14 miles to the south of Perth and located a short distance from Auchterarder, the premises are positioned close to the north access road to the town providing easy access to and from the A9.

### Accommodation

| Name                    | sq ft        | sq m          |
|-------------------------|--------------|---------------|
| Ground - With mezzanine | 5,346        | 496.66        |
| <b>Total</b>            | <b>5,346</b> | <b>496.66</b> |

### Summary

- Rent: £45,000 per annum Exclusive of Vat
- Business rates: £19,191.90 per annum Payable
- VAT: Applicable
- Legal fees: Each party to bear their own costs
- Lease: New Lease

### Contact & Viewings

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