

APPROX. 31,000
VEHICLES PASSING PER DAY



AULD BOND ROAD, PERTH, PH1 3FX
Prominent Development Opportunity

FOR SALE
2.57 acres

SMART&CO.
surveyors & property consultants

On behalf of

Invest in Perth
Connect with business and life

SUMMARY

- ✓ PROMINENT ROADSIDE POSITION
- ✓ ADJACENT TO A9, PERTH CITY BYPASS
- ✓ APPROX 31,000 VEHICLES PASSING DAILY*
- ✓ SUITABLE FOR VARIOUS COMMERCIAL USES - SUBJECT TO PLANNING

Location

Perth is centrally located and extremely well connected with 90% of Scotland's population within 90 minutes drivetime of the City. Perth is only 45 minutes from Edinburgh International Airport.

The site is situated adjacent to the A9 trunk road, between the Inveralmond and Broxden Roundabouts which provide immediate access to Scotland's national road network and airports. The city's superb rail links ensure quick and easy access to markets and national talent.

Perthshire is home to a number of world-class education and research institutions and major companies including; SSE, Aviva, Stagecoach and Highland Spring.

* Source: Dept For Transport website



Description

The site is a broadly rectangular and level site situated at the southern end of Auld Bond Road.

Site Area

We have been advised that the site measures 1.04 ha / 2.57 acres.

Services / Utilities

We believe that the site is un-serviced but services are available nearby in Auld Bond Road (adopted).

Planning

The site is zoned in the Proposed LDP under policy ED1A as an for Employment use. interested parties should satisfy themselves as regards their intended use.

Sale Terms

The heritable interest in the site is available For Sale, although a Ground Lease may be considered. The Council may wish to secure development via a development agreement. The assessment of bids will include an evaluation of the economic benefit arising from the proposed use / occupier.

Directions

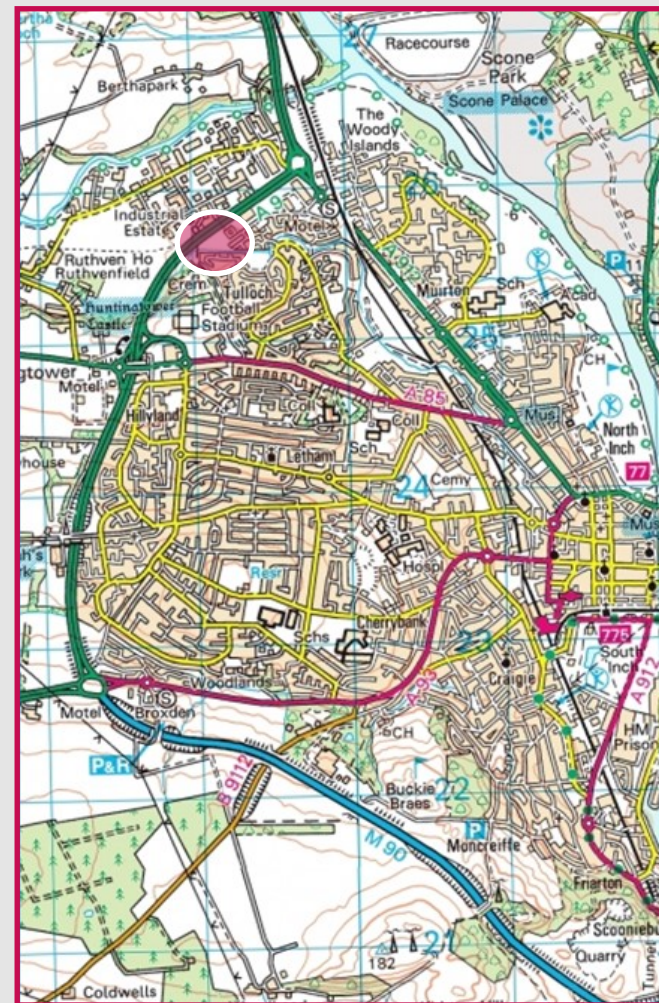
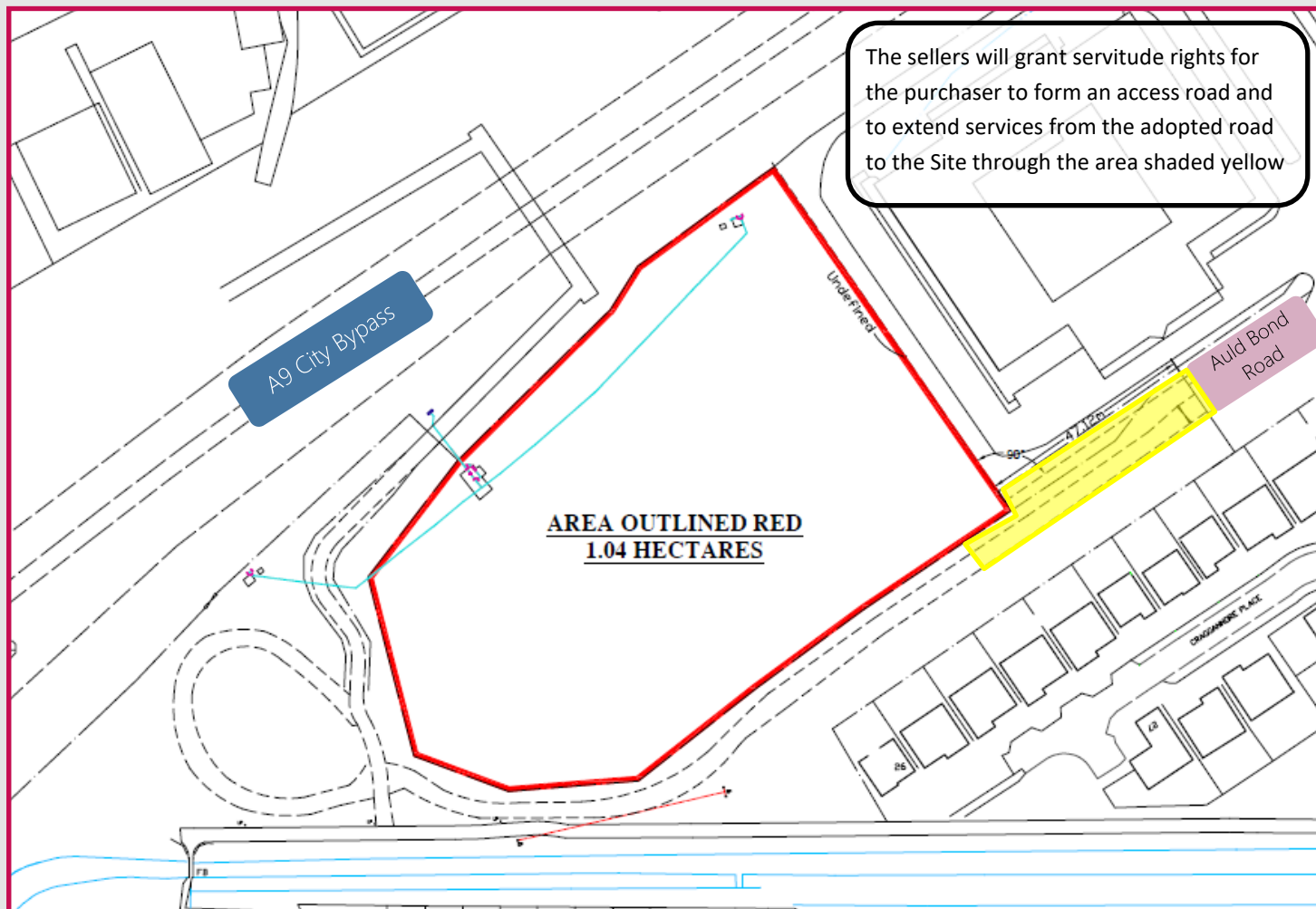
Auld Bond Road is accessed from the small roundabout on Dunkeld Road situated between Grassicks BMW and the BP filling station. The site is situated at the very end of the road.

Business Rates / EPC

N / A







Offers

Parties should note their interest to ensure they are advised in the event of a Closing Date being set. The seller is not obliged to accept the highest or indeed any offer.

Legal Costs

Each party will be responsible for their own legal costs associated with the transaction. The purchaser will be responsible for any LBTT and Registration dues.

Viewings:

Strictly by appointment with the sole Agent:

Enquiries to:

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