

The Property Shop Blairgowrie

A & R Robertson & Black, W.S.,
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We are delighted to offer for sale this freehold business premises located in a prominent position in Coupar Angus town centre.

OFFERS OVER £59,950

9 High Street, Coupar Angus PH13 9DB

- **Superb Central location**
- **Rates Exempt – Rateable value : £3150**
- **Freehold**
- **No Liability of Roof or Downpipe Repairs**
- **Emergency Lighting**
- **Interlinked smoke Alarms**
- **Level Access**
- **All internals and wiring replaced in 2012**
- **Grade C listed building**
- **Immediate Entry available**

Description

Entry to the property is via attractive wooden deadlocked double doors and then via a lockable etched glazed door.

The layout at present is made up of three treatment rooms, waiting hall, WC and kitchen area, however the rooms are separated by stud partition enabling flexibility if a different layout is preferred.

The front office has a large main feature display window with useful built in storage under it, with the rear office having a hand basin and window, between the two is the smallest office, a cosy room currently used as a therapy room. All rooms have dimmable lighting.

A waiting hall runs adjacent to the offices all rooms have neutral carpet tiles. A cloakroom with WC and hand basin plus a small kitchen area with sink and drainer, water heater and fitted unit completes the property.

Measurements

Main Hall	8.60m x 1.50m
Front Office	3.54m x 3.10m
Middle Office	3.03m x 2.60m
Rear Office	3.08m x 3.06m





Location

The Perthshire town of Coupar Angus offers a range of amenities including a primary school, shops, a supermarket plus a variety of community based leisure activities. The location of the property offers excellent commuting links to the nearby cities of Dundee and Perth, both of which are within half an hour's drive, with regular bus services available.

Entry	By arrangement with the vendor
Viewing	By appointment through A & R Robertson & Black, The Property Shop, 38 Allan Street, Blairgowrie Tel: 01250 875050 E-mail: property@robertson-black.co.uk
Price Ref	OFFERS IN THE REGION OF £59,950 MT

IMPORTANT NOTE

These particulars have been carefully prepared for the guidance of prospective purchasers but their accuracy is not guaranteed. The measurements stated are based on an electronic measuring device and a slight margin of error is possible. Where precise room measurements are essential, prospective purchasers should check such measurements prior to a submission of an offer.

Any detail of these particulars can be clarified prior to viewing particularly for those travelling a significant distance.

Please note any domestic appliances included in the sale must be accepted as seen, no guarantees will be provided.

Only prospective purchasers who have noted an interest through a Scottish solicitor will be advised of any closing date for offers.

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