

MILLER GERRARD

Solicitors and Estate Agents



**80 HIGH STREET
BLAIRGOWRIE
PH10 6DF**

**MONTHLY RENT
£695**

80 HIGH STREET, BLAIRGOWRIE, PH10 6DF

* PROMINENT LOCATION

* GROUND & 1ST FLOOR

BLAIRGOWRIE IS AN AFFLUENT RURAL TOWN LOCATED 19 MILES NORTH WEST OF DUNDEE. THE PROPERTY IS LOCATED IN THE HEART OF THE TOWN CENTRE ON THE SOUTH SIDE OF THE HIGH STREET, AT ITS JUNCTION WITH PERTH STREET.

THE PROPERTY COMPRISES A GROUND AND FIRST FLOOR COMMERCIAL PROPERTY OF TRADITIONAL CONSTRUCTION WITH A PITCHED ROOF OVERLAID WITH TILE.

OFFERING A LARGE, DOUBLE DISPLAY FRONTAGE WITH PARTIALLY RECESSED ENTRANCE, THE PROPERTY PRESENTS A SUPERB OPPORTUNITY FOR DISPLAY SPACE OR CONVERSION TO CAFÉ OR HOT FOOD TAKEAWAY.

INSIDE THE PROPERTY OFFERS OPEN PLAN RETAIL SPACE WITH ACCESS TO THE UPPER FLOOR BY WAY OF INTERNAL STAIRCASE.

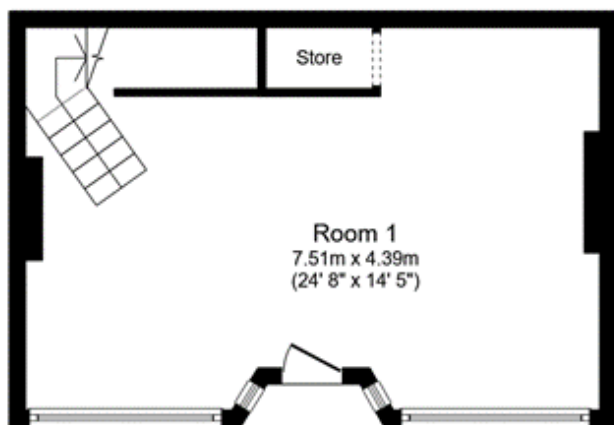
The country town of Blairgowrie is conveniently situated within approximately 30 minutes by car of both the cities of Perth and Dundee with their onward rail and motorway connections. Amenities in the town include shops, supermarkets, senior and primary schools, recreation centre with swimming pool, cottage hospital, health centres, dental surgery and library. There are thriving sports clubs, cultural organisations and several golf courses locally. The beautiful Perthshire countryside is virtually on the doorstep with a wide variety of walks around Blairgowrie and more adventurous routes available in Strathardle, Glenshee and Glenisla, approximately 30 minutes by car.



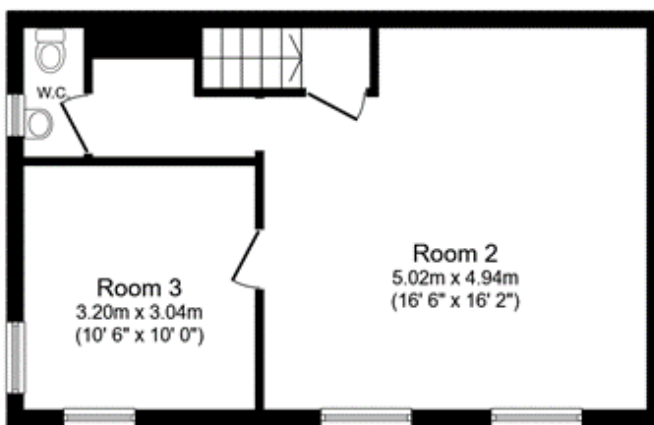








Ground Floor
Floor area 36.6 sq.m. (394 sq.ft.)



First Floor
Floor area 40.8 sq.m. (439 sq.ft.)

Total floor area: 77.4 sq.m. (833 sq.ft.)

ROOM DIMENSIONS	(in meters)		(in meters)
ROOM 1	7.51 X 4.39	ROOM 2	5.02 X 4.94
ROOM 3	3.20 X 3.04		

MILLER GERRARD

SOLICITORS & ESTATE AGENTS

THE STUDIO

13 HIGH STREET

BLAIRGOWRIE

PH10 6ET

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Please note - if any domestic appliances are included in the price, they must be accepted as seen, with no guarantee as to their condition. It is strongly recommended that any interested party should read the Home Report on the property. Any matters concerning the property mentioned in the Home Report should be considered to have been disclosed by these particulars of sale.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given..

THE ABOVE PARTICULARS, WHILE BELIEVED TO BE TRUE, ARE NOT GUARANTEED AND WILL NOT BE HELD TO FORM PART OF ANY CONTRACT OF SALE