

TO LET
COMMERCIAL

 **GRAHAM
SIBBALD**



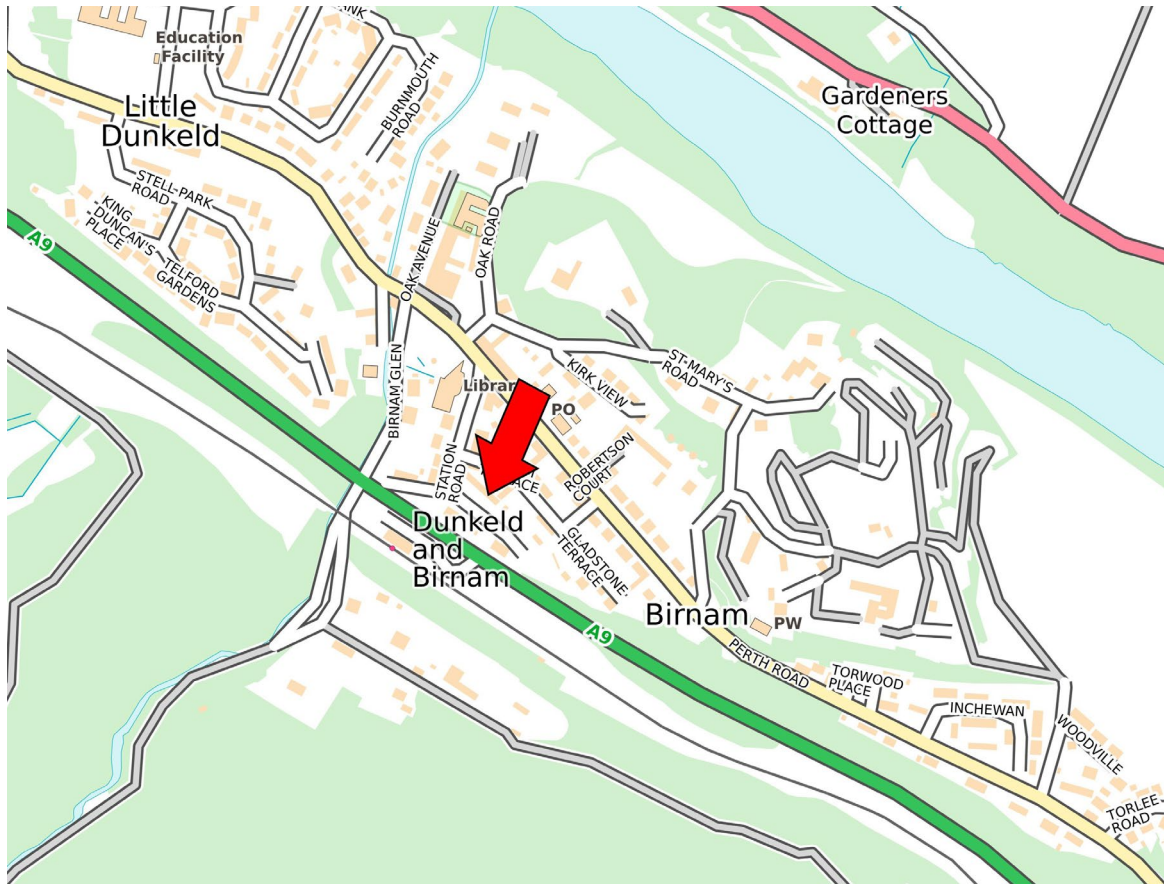
Bakery
Birnam Industrial Estate
Birnam, Dunkeld
PH8 ODS

- Commercial Bakery/Production unit
- Popular Perthshire town
- On site car parking
- Suitable for other commercial uses - STC
- May qualify for 100% Rates Relief
- GIA: 137.73 sq.m (1,482 sq.ft)

LOCATION

The village of Birnam is located approximately 14 miles north of Perth lying off the A9 trunk road. Birnam is located only a short distance from the neighbouring village of Dunkeld, both of which are popular commuter villages with both benefiting from tourist trade, particularly during the summer months.

Birnam is well located in relation to the surrounding road network, linking the Perthshire town with a large proportion of Scotland's population within a 90 minute drive time. Birnam/Dunkeld also benefits from a main line railway station close to the property and a main bus service.



More precisely the subjects sit on Station Road, within the centre of the village.

The approximate location is shown by the OS Plan.

DESCRIPTION

The subjects comprise a single storey commercial building, currently operating as a bakery. The property is of brick construction and held beneath a pitched roof.

Car parking is immediately available to the front of the property.

Internally the subjects are fitted out in connection with the business carried on therein, in a cellular nature.

The property may suit other commercial uses STC.

ACCOMMODATION

We have measured the property to arrive at the following Gross Internal Area: 137.73 sq.m (1,482 sq.ft).

RATEABLE VALUE

The subjects have a Net and Rateable Value as follows;

£6,800

The unified business rate for the year 2025/2026 is 49.8p exclusive of water and sewerage rates.



RENT

Offers in the region of £7,500 are invited.

It is assumed that the lease will be instructed on standard commercial full repairing and insuring terms.

LEGAL COSTS + VAT

For the avoidance of doubt, all figures are quoted exclusive of VAT unless otherwise stated.

EPC

Available on request.

VIEWING

Viewing is through the Sole Letting Agents, Messrs. Graham + Sibbald.

To arrange a viewing please contact:



GARTH DAVISON

Director

garth.davison@g-s.co.uk
07809 490 581



KEITH SCOBIE

Partner

keith.scobbie@g-s.co.uk
07803 896 947

IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. Date Published: June 2026

ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.