

DM HALL

For Sale

Café / Retail
Premises



14 Airlie Street,
Alyth,
Blairgowrie
PH11 8AJ

43.29 SQ M
466 SQ FT

Property Details

- Rare opportunity to acquire an established café
- Passing rent of £4,800 per annum
- Good local trading location
- Suitable for a variety of uses
- Pre-planning assessment underway for residential conversion
- Net Internal Area of 43.29 sq m (466 sq ft)
- For Sale offers over £50,000

LOCATION:

The village of Alyth lies in the heart of East Perthshire, close to its border with the Angus district, and a short distance north of the main A926 Blairgowrie to Kirriemuir road route. It lies approximately five miles north of the main A94 Perth to Forfar route. Alyth is principally a residential settlement, which lies at the foot of the Angus Glens, and Glen Isla in particular. Alyth is bisected by the Alyth Burn as it meanders through the village, the subjects lying to the north of this local watercourse.

The property is situated in a mixed use location of ground floor retail/commercial units with residential upper levels. Airlie Street provides a good range of occupier including a chemist, beauty salons, local public house, Scotmid, Co-op and newsagents.

The village centre is a short walk from the subjects, and the limited range of shops and other facilities are all situated within that portion.

DESCRIPTION:

The subjects comprise a ground floor Class 3 coffee shop unit within a terraced three-storey stone-built property surmounted by a pitched slate roof. The property benefits from a painted façade with two large double glazed PVC windows to the front and disabled access directly from Airlie Street. There is space for outdoor seating together with welcoming raised planter boxes in situ.



Property Details

Internally, the premises are arranged to provide open café accommodation for approximately 20 seats, and a modern fitted kitchen to the rear. Kitchen equipment includes a 6 ring gas hob, American fridge freezer, electric oven and double sink with pre-rinse spray unit. There is ancillary storage as well as a WC to the rear.

The space is finished internally to a high standard with painted and plastered walls, a decorative ceiling with original period features, pendant light and a laminate floor finish.

The subjects offer potential for a range of occupiers. Our client is currently undertaking a pre-planning assessment to explore the feasibility of residential conversion. Further information is available upon request.

TENANCIES:

The subjects are currently let at a passing rent of £4,800 per annum.

Whilst there is a tenancy in place until 31st December 2026, the tenant has served notice to quit and vacant possession will be available from this date. Earlier vacant possession may be available, subject to mutual agreement.

ACCOMMODATION & FLOOR AREAS :

The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition on a Net internal basis and is as follows:

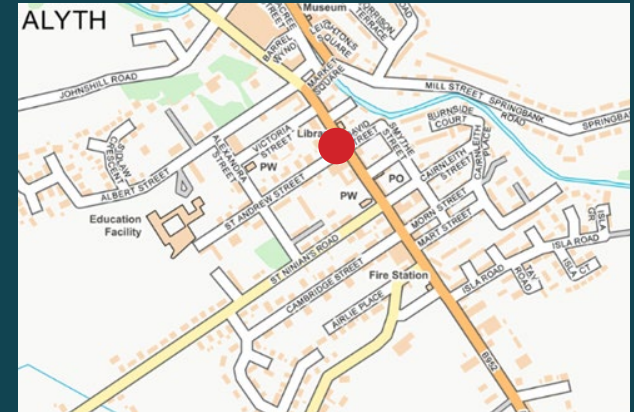
43.29 sq m (466 sq ft)

SERVICES:

The subjects benefit from mains gas, electricity, water and sewage.

SALE PRICE:

Offers in excess of £50,000 are invited for the benefit of our client's interest.



ENERGY PERFORMANCE:

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.

NON DOMESTIC RATES:

According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £4,000 effective from 1st April 2026.

Subject to satisfying set criteria, the subjects are eligible for 100% business rates relief under the Small Business Bonus Scheme.

LEGAL COSTS:

Each party will be responsible for paying their own legal costs incurred in this transaction.

VAT:

All prices quoted are exclusive of VAT which is not chargeable.

VIEWING ARRANGEMENTS:

Strictly by contacting the sole marketing agents:-

Make an enquiry

DM HALL

DM Hall LLP

Shed 26, Unit 34 City Quay,
Camperdown Street,
Dundee, DD1 3JA
01382 873 100

Sadik Chowdhury MRICS

Leigh Porteous MRICS

FifeTaysideAgency@dmhall.co.uk

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