



INDUSTRIAL WAREHOUSE AND YARD

THE PACKHOUSE, HAUGH ROAD, BLAIRGOWRIE, PERTHSHIRE, PH10 7JB

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Perth 16 miles ■ Dundee 18 miles ■ Edinburgh 60 miles

Commercial/industrial building with office accommodation and yard suitable for a range of uses.

- Industrial building and offices extending to approx. 20,481 sq.ft (1,902 sq.m).
- Surfaced yard extending to approximately 0.52 acres
- Scope for alternative use
- Accessible location within the town

About 2.22 Acres (0.89 Ha) in total



Galbraith

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 **OnTheMarket**

LOCATION

The subjects are located on Haugh Road a short distance to the southeast of Blairgowrie town centre. Nearby occupiers include Howdens, Davidsons Country Store, Travis Perkins, Tayside Contracts and Screwfix. The cities of Perth and Dundee are located 16 miles and 18 miles to the south and southeast respectively and provide a wide range of services and access to Scotland's motorway network. Aberdeen lies 72 miles to the northeast and access via the A90 approximately 18 miles to the east of Blairgowrie.

The cities of Edinburgh and Glasgow are both within 1.5 hours drive.

DESCRIPTION

There are two linked principal buildings on site:

MAIN BUILDING

The main building is of steel portal frame construction under a pitched metal box profile sheet roof. The walls are clad with metal box profile sheets. Along the northern elevation there are dock levellers and a yard area laid to concrete and tarmac. Along the southern elevation there is a leanto extension and ramp leading from the southern access to the loading area.

Internally, the building has been fitted out as a fruit packing facility with chiller rooms, insulated white wall panels throughout and concrete floors with vinyl floor coverings. The main area of the building accommodates the production and packing line. The property currently has restricted ceiling height due to the fit out. The fit out could be removed to provide an eaves height of approximately 8m.

OFFICE AND DISPATCH BUILDING

The office building is arranged over ground and first floors and is of steel portal frame construction under a pitched box profile sheet roof and metal box profile clad walls.

The ground floor accommodation includes a despatch store, a general store, sample room and toilet facilities.

The first-floor accommodation includes a range of individual offices in a cellular layout. There is a feature brick clad stairwell on the northern elevation. There is a large yard area to the north of the building, with a smaller yard area adjacent to the southern elevation of the building.

There is a secondary yard along the western elevation which is used as open storage and accommodates chilled container units. A mill lade runs from north to south between the building and the secondary yard area.

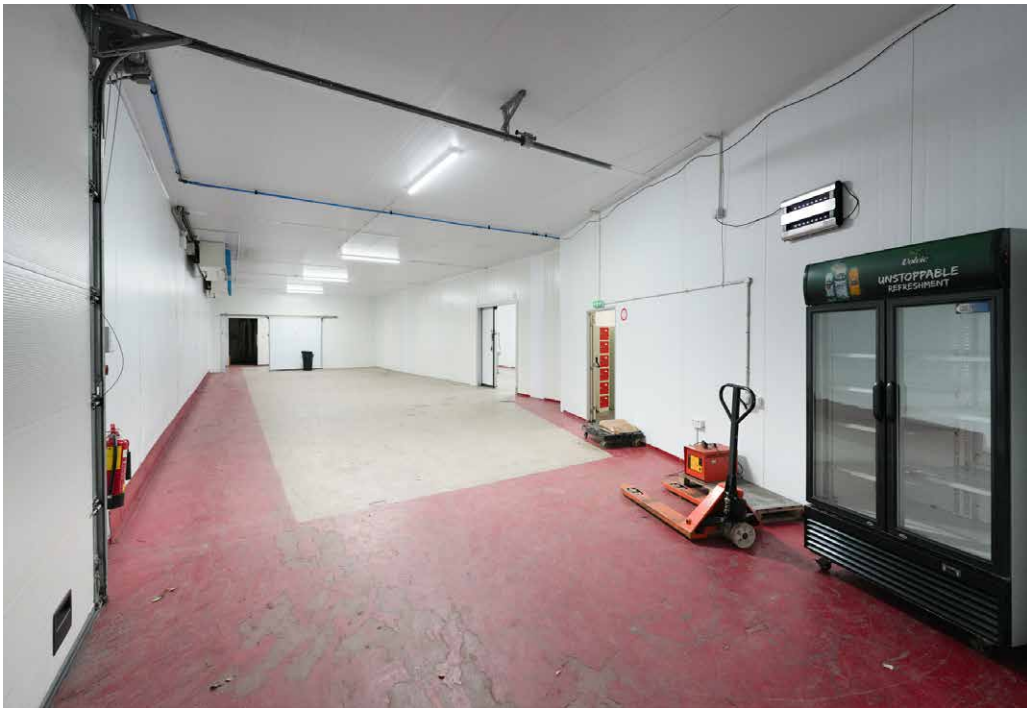
In the southeast corner of the site there is a single storey former Co-op property which has been boarded up but could be utilised in future or demolished to provide further yard or space for development.

There is a solar PV array fixed to both the main building and office building.

The property has the following Gross Internal Floor Area.:

Main Building	10,309 sq.ft (957.81sq.m)
Despatch Area Ground Floor	5,085 sq.ft (472.50 sq.m)
Office First Floor	5,085 sq.ft (472.50 sq.m)
Total:	20,481 sq.ft (1,902 sq.m)





PLANNING

In light of the subjects until recently being used as a soft fruit packing facility the property has an agricultural use. We have made a pre-application submission to Perth and Kinross Council with a view to change the use to industrial/commercial. The feedback received confirms that commercial use of the property would be supported in principle subject to obtaining the necessary consents.

Any planning enquiries should be made to:

Perth and Kinross Council
Pullar House
35 Kinnoull Street
Perth
PH1 5GD
Tel: 01738 475 000
pkc.gov.uk

BUSINESS RATES

The property does not currently have a rateable value due to its agricultural use. It should be noted that business rates will be assessed in the event the property is used for commercial purposes.

SERVICES

Water:	Mains
Electricity:	Mains
Drainage:	Mains
Heating:	Mains Gas

SITE AREA

The plan provided in these particulars shows the extent of the commercial area. It should be noted that within the title there is additional land to the north that includes the mill lade up to the road bridge to the north and riparian rights to the centre of the River Erich. A copy of the title plan and sheet can be provided on request.

VAT

VAT is not applicable to the purchase price in this instance.

WHAT3WORDS

///wove.vampire.nerd

POSTCODE

PH10 7JB

SOLICITORS

TBC

ENTRY

Entry will be by mutual agreement.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of A.



DEPOSIT

A deposit of 10% of the purchase price shall be paid within seven days of completion of Missives. Deposit will be non-refundable in the event of the purchaser failing to complete for reasons not attributable to the Seller or their Agents.

VIEWING

Viewings are strictly by prior appointment and only through the Selling Agents.

MINERALS

The mineral rights are included in the sale insofar as they are owned by the Seller.

IMPORTANT NOTES:

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken May 2026.

