

**FOR SALE — Subject to Ground Lease**  
**INDUSTRIAL / TRADE COUNTER + SECURE YARD**

**On the Instructions of the Joint Administrators of Innis & Gunn Brewing Company Ltd**



**22 Inveralmond Place**  
**Inveralmond Industrial Est.**  
**Perth, PH1 3TS**

- Rare purchase opportunity
- Modern Industrial / Trade Counter Unit
- Strategic location close to city bypass
- Secure Yard
- 752.08 sq.m (8,095 sq.ft)
- Eaves — Min 5.5m.
- Acre Site — 0.469 Acres or thereby

## LOCATION

The City of Perth has a resident population of approximately 46,000 people with a population of the surrounding catchment area estimated to be in the region of 130,000.

Perth is situated some 20 miles west of Dundee, 40 miles north of Edinburgh and 60 mile north east of Glasgow.

More precisely the subjects are situated centrally within the Inveralmond Industrial Estate, on the north side of Inveralmond Place. Inveralmond Industrial Estate is considered Perth's premier industrial / business location home to a large number of established national operators. Surrounding operators include - YESS, Breedon, Bear, Screwfix etc.



The subjects have the benefit of an excellent and strategic location, just off the A9 / city bypass.

The approximate location is shown by the OS plan.

## DESCRIPTION

The subjects comprise a substantial industrial/trade counter unit contained within a secure yard. The subjects are of a modern portal design.

Internally the property is regular in its configuration providing an ideal balance of office and warehouse accommodation.

The subjects site on a site of 0.469 Acres, or thereby allowing for ample car parking / loading etc.

The subjects are held on a ground lease from Perth & Kinross Council. The lease commenced in May 1975 and expires 15th May 2092. 2025 rent review provisionally agreed at £5,045 per annum.

Lease documents will be provided to all genuinely interested parties.

## ACCOMMODATION

We have measured the property in accordance with the RICS property measurement (2nd edition) which incorporates the RICS code of measuring practice (6th edition) to arrive at the following gross internal area:

752.08 sq.m (8,095 sq.ft)

## RATEABLE VALUE

The property has a net and rateable value of £78,000.

The subjects would however be required to be reassessed upon separate occupation.

## EPC

Available on request.

## PRICE

The subjects are For Sale at offers in the region of £500,000, subjects to the ground lease.



## LEGAL COSTS + VAT

Each party to bear their own legal costs associated with the transaction.

For the avoidance of doubt all figures quoted are exclusive of VAT.

## VIEWING AND OFFICE ADDRESS

Viewing is through the joint selling agents.





To arrange a viewing please contact:



**KEITH SCOBIE**

**Partner**

keith.scobbie@g-s.co.uk

07803 896 947



**GARTH DAVISON**

**Director**

garth.davison@g-s.co.uk

07809 490 581



**Will Garrod**

wgarrod@hilcoglobaladvisors.co.uk

07720 160 361

**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: March 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.