



TO LET

SECURE SURFACED YARD

Errol Airfield, Errol, Perthshire, PH2 7TV

Newly Created Surfaced & Secure External Yard

Extends to 1.21 hectares / 3 acres or thereby

24 Hour on-site Security

Excellent Road Connectivity (Scotland Wide)

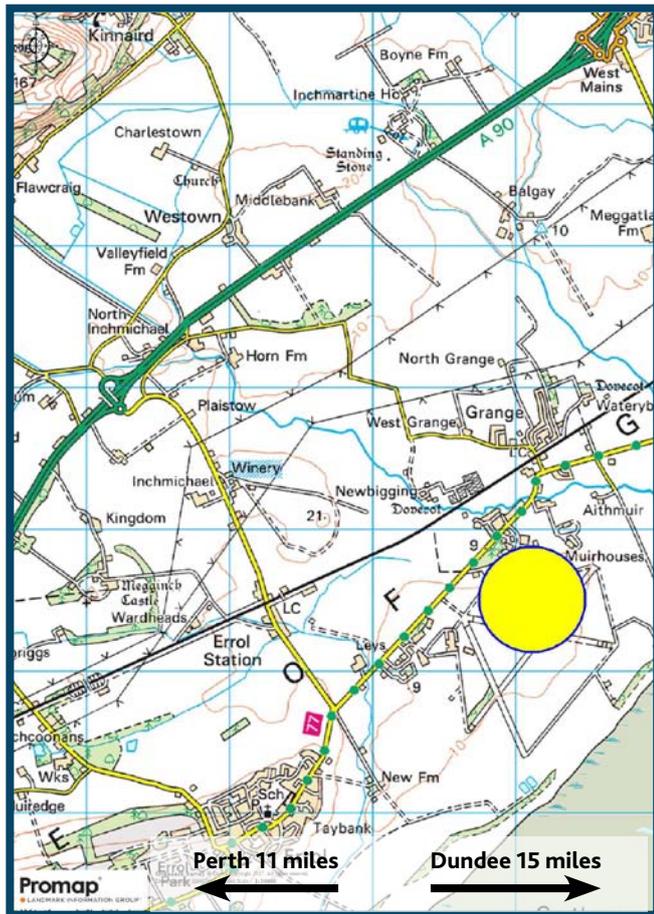
Flexible New Lease Terms Available

LOCATION:

Errol is an attractive village nestled on the north banks of the Firth of Tay in Perth and Kinross located equi distance between the city of Dundee and the town Perth.

The subjects are located within the former RAF Errol Airfield approximately 1 mile east of the village of Errol. The site is easily accessible by road being only 1.5 miles south of the Inchmichael junction on the A90 motorway.

The exact location is highlighted on the below location map.



DRIVE TIMES

Town	Distance (Miles)	Time (minutes)
Inverness	125	150
Aberdeen	79	98
Dundee	15	29
Perth	11	21
Stirling	44	50
Glasgow	69	75
Edinburgh	50	72

DESCRIPTION:

The subjects comprise a newly created/surfaced hardstanding rectangular yard enclosed by a secure metal palisade fence.

The site extends to approx. 1.21 hectares / 3 acres or thereby situated a short distance south of the main car auction hall.

RATEABLE VALUE:

The subjects will require to be reassessed upon occupation.

LEASE TERMS:

The yard is available on a new lease for a negotiable duration at the commencing rental of £45,000 per annum.

ENERGY PERFORMANCE:

N/A

VAT:

All prices quoted are exclusive of VAT which may be charged at the prevailing rate.

LEGAL COSTS/REGISTRATION DUES:

Each party will be responsible for paying their own legal costs incurred however the purchaser will be liable for any LBTT and Registration Dues.

ENTRY:

Upon completion of legal formalities.

FURTHER INFORMATION:

Strictly by contacting the sole letting agents:-

DM Hall LLP
17 Corstorphine Road
Edinburgh
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VIEWING:

Strictly by arrangement with the agents.

REF:

ESA1291

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