MILLER GERRARD
Solicitors and Estate Agents



2 LOWER MILL STREET

BLAIRGOWRIE

PH10 6NG

ANNUAL RENT

POA

Prime Retail / Commercial Unit to Let

2 Lower Mill Street, Blairgowrie, PH10 6NG

Rent: £12,000 per annum (£1,000 per calendar month)
Property Type: Retail / Class 1A (Shops and financial, professional and other services)
Availability: Immediate occupation available upon completion of refurbishment

Overview

An excellent opportunity to lease a prominent ground-floor commercial unit situated at 2 Lower Mill Street, Blairgowrie. This versatile space is ideal for a variety of retail, office, or consultation uses, benefiting from a highly accessible location near the town center.

Please Note: The property is scheduled to undergo a complete comprehensive refurbishment prior to the lease commencement, offering the incoming tenant a fresh, modern, and turn-key space to launch or expand their business.

Key Features

Prime Location: Situated on Lower Mill Street, enjoying good visibility and close proximity to Blairgowrie's main shopping thoroughfares, with an excellent view over the Wellmeadow.
Freshly Refurbished: Move straight in with peace of mind. The landlord is executing full internal updates before the keys are handed over.
Versatile Layout: A well-proportioned space divided into public-facing and private operational areas.
Full Amenities: Dedicated customer and staff facilities, alongside a small kitchen space.

Accommodation

The internal layout is well-structured to balance customer engagement with back-of-house operations:

Main Shop: A bright, open-plan front retail or reception area, perfect for product displays, customer service counters, or open office seating.
Back Shop: A generous secondary area ideal for additional retail space, private treatment rooms, storage, or an administrative office.
Kitchen: A small area with a sink and cupboard, ideal for making your morning coffee.
Customer Toilet: Accessible cloakroom facilities for visiting clients.
Staff Toilet: A separate, private WC designated strictly for staff comfort.

Terms

Lease Term: Available on a new Full Repairing and Insuring (FRI) lease. Terms to be mutually agreed upon.
VAT: All figures quoted are exclusive of VAT (if applicable).
Legal Costs: Each party will be responsible for their own legal costs incurred in the transaction.

Viewing & Enquiries

Viewing is highly recommended to appreciate the potential of the space post-refurbishment.

To arrange an internal inspection or for further commercial details, please contact **Miller Gerrard** on **01250 873468** or via email at **property@millergerrard.co.uk**.


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13 HIGH STREET

BLAIRGOWRIE

PH10 6ET

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Please note - if any domestic appliances are included in the price, they must be accepted as seen, with no guarantee as to their condition. It is strongly recommended that any interested party should read the Home Report on the property. Any matters concerning the property mentioned in the Home Report should be considered to have been disclosed by these particulars of sale.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given..

THE ABOVE PARTICULARS, WHILE BELIEVED TO BE TRUE, ARE NOT GUARANTEED AND WILL NOT BE HELD TO FORM PART OF ANY CONTRACT OF SALE