

Simple Approach



**5 High Street, Coupar Angus, Blairgowrie
PH13 9DB**

Offers over £24,950

Simple Approach are pleased to welcome a fantastic opportunity to purchase this very well presented commercial unit situated within the Centre of Coupar Angus. This shop unit is ideally placed in a sought after location and comes to the market in great condition throughout. Having been kept to a high standard by the current owner, this property may suit a variety of commercial uses and would be an excellent purchase for any investor looking for a well located business within the towns Centre. The subjects occupy a prominent trading location with ample local businesses in the surrounding areas such as shops, cafés, restaurants and retailers. Viewing is essential to appreciate the overall excellent location and property on offer here at 5 High Street, Coupar Angus.

Office

11'7" x 21'0" (3.55 x 6.42)

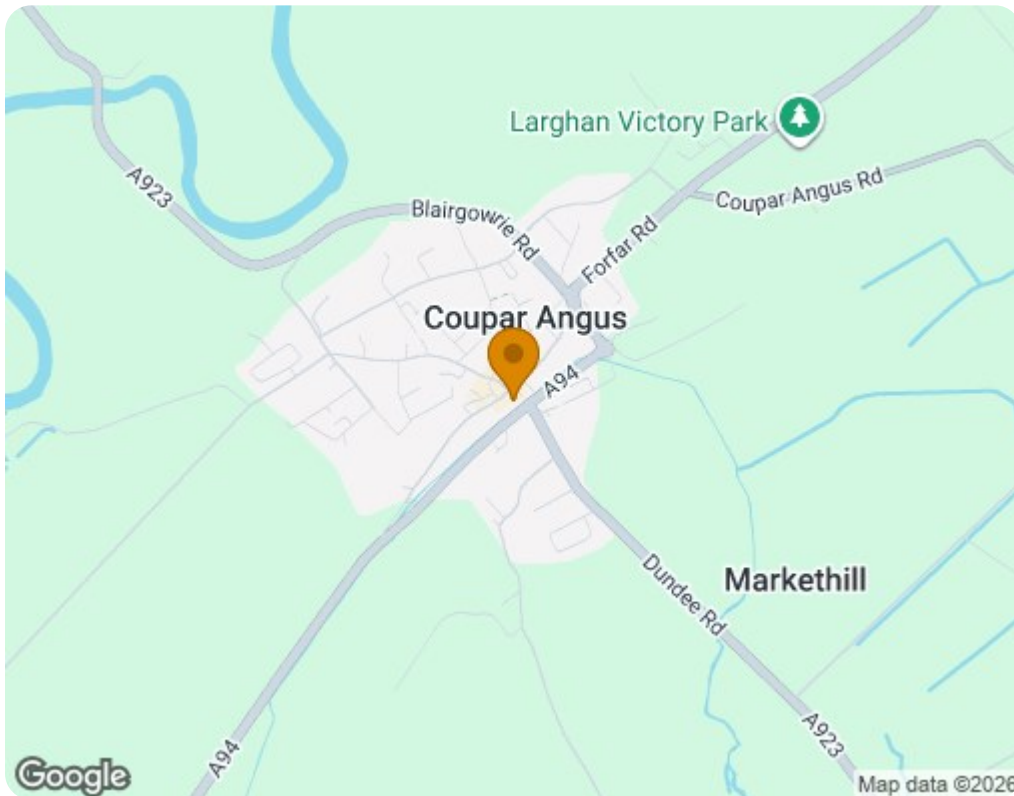
Bathroom


6'11" x 6'11" (2.12 x 2.11)





- Ideal Shop Unit In The Centre Of Coupar Angus
- Newly Installed Quantum Dimplex Heater
- Vaccumant Possession or A Rental Yield of 9.2%
- Bright, Welcoming Space
- Rateable Value £1500, Eligible For The Small Business Bonus Relief
- Tenant In Property Just Now Paying £250 Per Month
- Sizible Bathroom With Built In Storage
- Previous Businesses Utilised The Shop Unit As a Beauty Salon & Artist Studio
- Think this might be the property for you? Contact our mortgage team to discuss your options!



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Scotland		EU Directive 2002/91/EC 
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
Scotland		EU Directive 2002/91/EC 