



Lot 1: St Leonard's Court

RESIDENTIAL AND RETAIL INVESTMENT OPPORTUNITY  
FOR SALE IN 3 LOTS INDIVIDUALLY, IN COMBINATION, OR AS A WHOLE:

- Lot 1 (Residential Portfolio): Flats 1-8, St Leonard's Court, St Leonard's Bank, Perth, PH2 8EA
- Lot 2 (Residential Portfolio): Flats 1-16, Queens Pend, Brown Street, Blairgowrie, PH10 6EU
- Lot 3 (Retail Unit): 21 High Street, Blairgowrie, PH10 6ET

# LOT 1: FLATS 1-8, ST LEONARD'S COURT, ST LEONARD'S BANK, PERTH, PH2 8EA

- 8, 2-bed modern apartments within a 4 storey block
- Currently producing £57,780 per annum under Short Assured Tenancies (SAT's)
- Situated on a quiet cul-de-sac close to Perth city centre
- For sale as a whole – Lot 1
- Offers over £1,000,000

## LOCATION

St Leonard's Court apartment block is located within Perth, around half a mile south east of the city centre, on the periphery of the Craigie area. Perth is located in central Scotland, approx. 22 miles west of Dundee, 44 miles north of Edinburgh and 62 miles north east of Glasgow. The city has a population of around 47,000 (2011 Census) and is the administrative centre for Perth & Kinross local authority area. Perth is a regional hub for employment, services and retailing.

The subjects are positioned on the east side of St Leonard's Bank, a quiet cul-de-sac along which are established residential properties. The building occupies an elevated position with the apartments enjoying views over South Inch Park. Private car parking and shared amenity garden space is available.

The property has good access to a range of local amenities. It is positioned approx. 0.6 miles south west of the main High Street / St John's Shopping Centre which both host a range of high street and local retailers. Three supermarkets (Lidl, Aldi and Morrisons) are approx. 0.6 miles north west of the subjects while St. Catherine's Retail Park (TK Maxx, B&Q, Currys / PC World) is around 0.8 miles north west. To the east of the property is the approx. 31 ha South Inch Park.

St. Leonard's Court has good transport links with Perth railway station approx. 0.3 miles away. A number of bus routes run along nearby St Leonard's Bridge and King's Place, which connect to locations across the city. The subject property is also approx. 1.7 miles north of Junction 10 of the M90 motorway, which connects south to Edinburgh.

## DESCRIPTION

The property at St Leonard's Court comprises the whole of a modern block of 8 similar apartments, completed around 15 years ago, arranged over ground and three upper floors.

Each apartment comprises two double bedrooms, lounge, kitchen, bathroom and hallway. The properties benefit from double glazing, gas central heating, secure entry system, well maintained garden / communal areas and private parking.

The average approximate size of each property is around 83 sq m / 890 sq ft although parties should undertake their own measurements for accuracy.

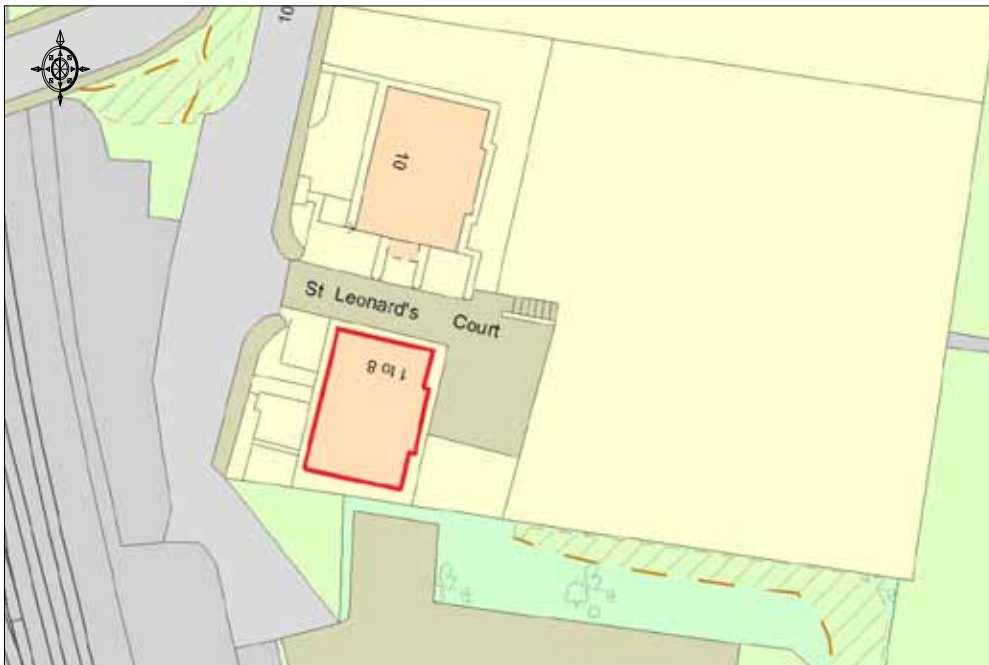
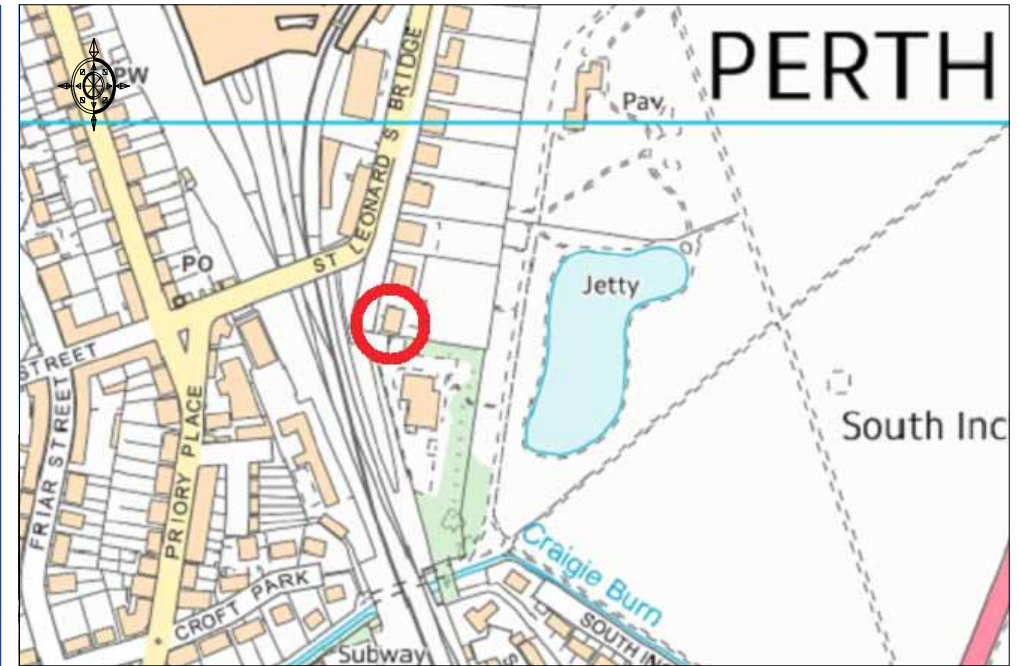
The residential units are fully let on short assured tenancies (SAT's) with a total passing rent of £4,815 pcm (£57,780 pa), at an average rent of £602 pcm per property.

Address	Floor	Beds	Monthly Passing Rent	Annual Passing Rent	Tenancy Start Date
1 St Leonard's Court	G	2	£600	£7,200	01/07/2011
2 St Leonard's Court	G	2	£600	£7,200	20/02/2009
3 St Leonard's Court	1	2	£600	£7,200	08/04/2016
4 St Leonard's Court	1	2	£600	£7,200	27/12/2007
5 St Leonard's Court	2	2	£600	£7,200	01/08/2015
6 St Leonard's Court	2	2	£600	£7,200	12/12/2010
7 St Leonard's Court	3	2	£615	£7,380	26/01/2009
8 St Leonard's Court	3	2	£600	£7,200	21/04/2013
<b>Total</b>			<b>£4,815</b>	<b>£57,780</b>	

A Valuation Report for the properties at St Leonard's Court was prepared in accordance with the RICS Valuation Professional Standards 2014 and International Valuation Standards in May 2017. Copies of this report are available to interested parties. The report notes a valuation of £150,000 per apartment and a total Market Value of £1,200,000.

For the avoidance of doubt the Market Value in respect of the residential properties represents the total or aggregate Market Value of each property which has been valued individually and does not account for any portfolio considerations.







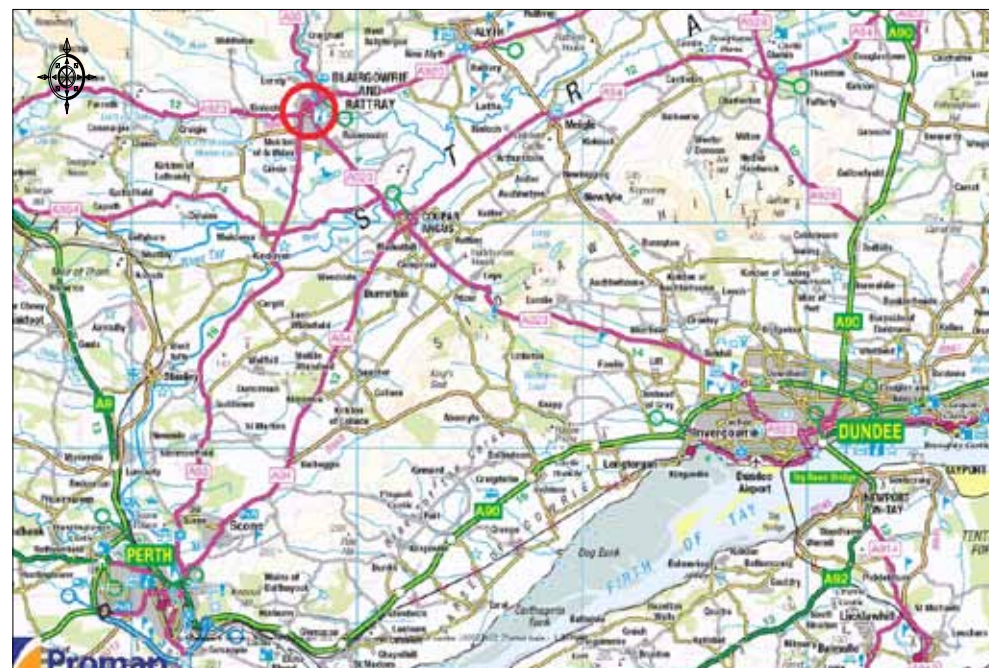
## LOTS 2 AND 3: BLAIRGOWRIE

### LOCATION

Blairgowrie, a town in Perth & Kinross, lies approx. 16 miles north east of Perth and approx. 19 miles north west of Dundee. The town has a population of around 9,000 (2011 Census).

The properties are well located for amenities on the main High Street of the town. There are a range of retailers, banks (Bank of Scotland and TSB), restaurants and schools in the town. Blairgowrie also has two Co-op supermarkets and a Tesco Superstore.

The subjects have good transport connections, with a bus stop at nearby Wellmeadow providing services to Perth and Dundee. By road the A93, which the High Street forms part of, runs to Perth. The A923 connects directly to Dundee.





## LOT 2: FLATS 1-16, QUEENS PEND, BROWN STREET, BLAIRGOWRIE, PH10 6EU

- 16, 1 (x3), 2 (x11) and 3 (x2) bedroom apartments
- For sale as a whole – Lot 2
- Currently producing £78,360 per annum under Short Assured Tenancies (SAT's)
- Convenient location close to Blairgowrie High Street
- Offers over £1,050,000

### DESCRIPTION

The subjects are situated on the corner of Brown Street and High Street within Blairgowrie town centre. The property at Queens Pend comprises 16 apartments contained within new build and conversion accommodation. The apartments are within a 2 storey building fronting onto Brown Street; a 3 storey and attic building fronting on to High Street; and a part 2 storey / 3 storey building being set back behind the main building line. The original buildings are of stone construction with the more modern extensions being of timber frame / block construction.

Queen's Pend is accessed from Brown Street with the apartments providing a mix of 1 (x3), 2 (x11) and 3 (x2) bedroom accommodation. The apartments are connected to mains supplies for electricity, water, drainage, and benefit from electric heating. Off street private car parking is provided.

The approximate size of each property is presented below although parties should undertake their own measurements for accuracy:

1 Bed – Approx. 41 sq m (441 sq ft) to 54 sq m (581 sq ft)

2 Beds – Approx. 61 sq m (657 sq ft) to 70 sq m (753 sq ft)

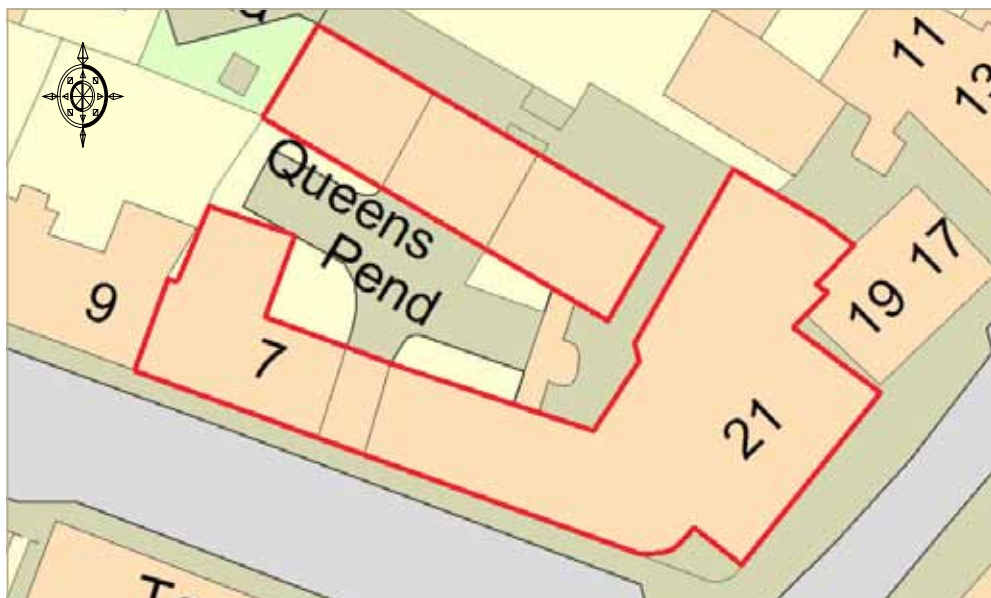
3 Beds – Approx. 80 sq m (861 sq ft) to 97 sq m (1,044 sq ft)

The properties are fully let on short assured tenancies (SAT's) with a total passing rent of £6,530 pcm (£78,360 pa), at an average rent of £408 pcm.

A Valuation Report for the properties at Queens Pend was prepared in accordance with the RICS Valuation Professional Standards 2014 and International Valuation Standards in May 2017. Copies of this report are available to interested parties. The report notes a valuation of between £60,000 and £95,000 per apartment and a total Market Value of £1,286,000.

For the avoidance of doubt the Market Value in respect of the residential properties represents the total or aggregate Market Value of each property which has been valued individually and does not account for any portfolio considerations.

Address	Beds	Passing Rent (pcm) *	Passing Rent (pa) *	Tenancy Start
1 Queen's Pend	2	£415	£4,980	08/11/2013
2 Queen's Pend	1	£345	£4,140	14/08/2016
3 Queen's Pend	1	£345	£4,140	06/11/2014
4 Queen's Pend	2	£415	£4,980	07/10/2012
5 Queen's Pend	2	£415	£4,980	10/05/2012
6 Queen's Pend	2	£415	£4,980	14/06/2014
7 Queen's Pend	2	£415	£4,980	30/03/1998
8 Queen's Pend	2	£415	£4,980	01/07/2006
9 Queen's Pend	2	£415	£4,980	29/06/2007
10 Queen's Pend	1	£345	£4,140	15/02/2015
11 Queen's Pend	3	£465	£5,580	29/08/1998
12 Queen's Pend	2	£415	£4,980	10/10/2013
13 Queen's Pend	3	£465	£5,580	01/02/2016
14 Queen's Pend	2	£415	£4,980	02/10/2011
15 Queen's Pend	2	£415	£4,980	24/06/1996
16 Queen's Pend	2	£415	£4,980	17/06/2015
<b>Total</b>		<b>£6,530</b>	<b>£78,360</b>	



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## LOT 3: 21 HIGH STREET, BLAIRGOWRIE, PH10 6ET

- Ground floor retail unit in Blairgowrie town centre
- Nearby occupiers include Sainsbury's Local and Boots
- Extending to approx. 201.5 sq m (2,169 sq ft)
- Currently passing rent of £17,500 per annum
- Offers over £150,000

The ground floor retail premises front onto the north side of High Street, the main thoroughfare and retail location in Blairgowrie. Nearby occupiers include Sainsbury's Local, Boots and a range of local independent retailers.

The retail unit is the ground floor of a traditionally constructed 2 storey and attic building. The shop extends to approx. 201.5 sq m (2,169 sq ft), comprising a front shop / retail area, additional storage and staff facilities. The property is connected to mains supplies for electricity, water and drainage.

A Valuation Report for the properties at St Leonard's Court was prepared in accordance with the RICS Valuation Professional Standards 2014 and International Valuation Standards in May 2017. Copies of this report are available to interested parties.

The report notes a valuation of £150,000 per apartment and a total Market Value of £1,200,000.

For the avoidance of doubt the Market Value in respect of the residential properties represents the total or aggregate Market

Value of each property which has been valued individually and does not account for any portfolio considerations.

For further information regarding the lease please contact the selling agents.

A Valuation Report for the property at 21 High Street was prepared in accordance with the RICS Valuation Professional Standards 2014 and International Valuation Standards in May 2017.

Copies of this report are available to interested parties. The report notes a total Market Value of £150,000.

The Full Repairing and Insuring (FRI) lease summary is as follows:

Tenant	Sq ft	Lease Start	Lease Expiry	Rent (pa)	Rent (psf)
Scottish Midland Co-operative Society Limited (t/a Semichem)	2,169	Oct-98	Sept-2018	£17,500	£8. 07





## IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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## TENURE

The heritable interest (freehold) in the site is offered for sale subject to contract and existing tenancies.

## METHOD OF SALE

The properties are offered for sale in 3 Lots individually, in combination, or as a whole:

**Lot 1:** Flats 1-8, St Leonard's Court, St Leonard's Bank, Perth, PH2 8EA

**Lot 2:** Flats 1-15, Queens Pend, Brown Street, Blairgowrie, PH10 6EU

**Lot 3:** 21 High Street, Blairgowrie, PH10 6ET

Parties should note interest with Savills in the first instance in order to be kept informed of any closing date set and receive further information.

Energy Performance Certificates (EPC's) are available upon request.

Strict timetables regarding agreed dates of entry will be observed.

The owner reserves the right to sell the properties without reference to any other party.

## FURTHER INFORMATION

Further information is available to interested parties. For full details please contact the selling agent.

## VIEWING

Viewing is by appointment only with the selling agent.

JULY 2017