

# PITHEAVLIS, LEISURE CENTRE

(CONSIDERED SUITABLE FOR A VARIETY OF USES SUBJECT TO PLANNING CONSENT)

## TO LET



**AVIVA COMPLEX  
OFF NECESSITY BRAE, PERTH,  
PH2 0NH**

## LOCATION

The property is located on the southern edge of Perth adjacent to the M90 and within the Aviva Insurance office complex which currently has a staff of around of 1,800. The public bus service also stops right outside office complex. The elevated position of the site gives impressive views over the town and countryside and mountains beyond.

Perth is a popular town with a population in the region of 45,000 and is situated at an interchange providing access to central Scotland, the North-East and the Highlands.

## DESCRIPTION

The property comprises a purpose built leisure centre extending to 3,200 sq m (34,445 sq ft) incorporating 25 metre swimming pool, squash courts, indoor sports hall, studio fitness rooms and therapy rooms.

Outdoor there is a bowling and golf putting green and extensive areas for other pursuits including football pitch and potential for tennis courts. There is also ample onsite car parking.

The total site area is 8.6 acres or thereby including top car park.

## SERVICES

Mains electricity, water and drainage are installed. Heating is by a gas fired system.

## RATING ASSESSMENT

To be re-assessed. An estimate can be provided upon request.

## USE

The property has the benefit of planning permission for a leisure complex and associated outdoor facilities but may also be considered suitable for other potential uses such as offices, residential or as a hotel. Interested parties should make their own enquiries from Perth and Kinross Council on 01738 475 300.

## LEASE TERMS

The property is offered on a new full repairing and insuring lease, in whole or in parts for a period to be negotiated.

## RENTAL

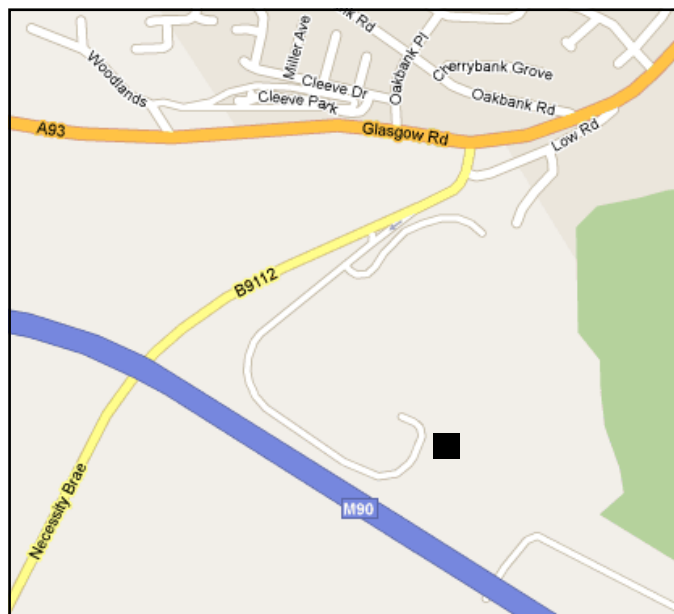
£50,000 per annum, exclusive for the entire facility (excluding top car park). Consideration will be given to sub-dividing the property and rental quotes will be provided on request.

## ENTRY

Immediately upon completion of legal formalities.

## V.A.T.

All figures quoted are exclusive of Value Added Tax.



## LEGAL COSTS

The ingoing tenant will be responsible for all legal costs including SDLT and registration dues in the normal manner.

## OFFERS & VIEWINGS

All offers should be submitted in writing to the sole letting agent who will also make arrangements to view on a strictly by appointment basis.