

Commercial Units

ALYTH ROAD, MEIGLE, BLAIRGOWRIE, PH12 8RP



*An excellent commercial investment opportunity,
fully let double unit with an established tenant*



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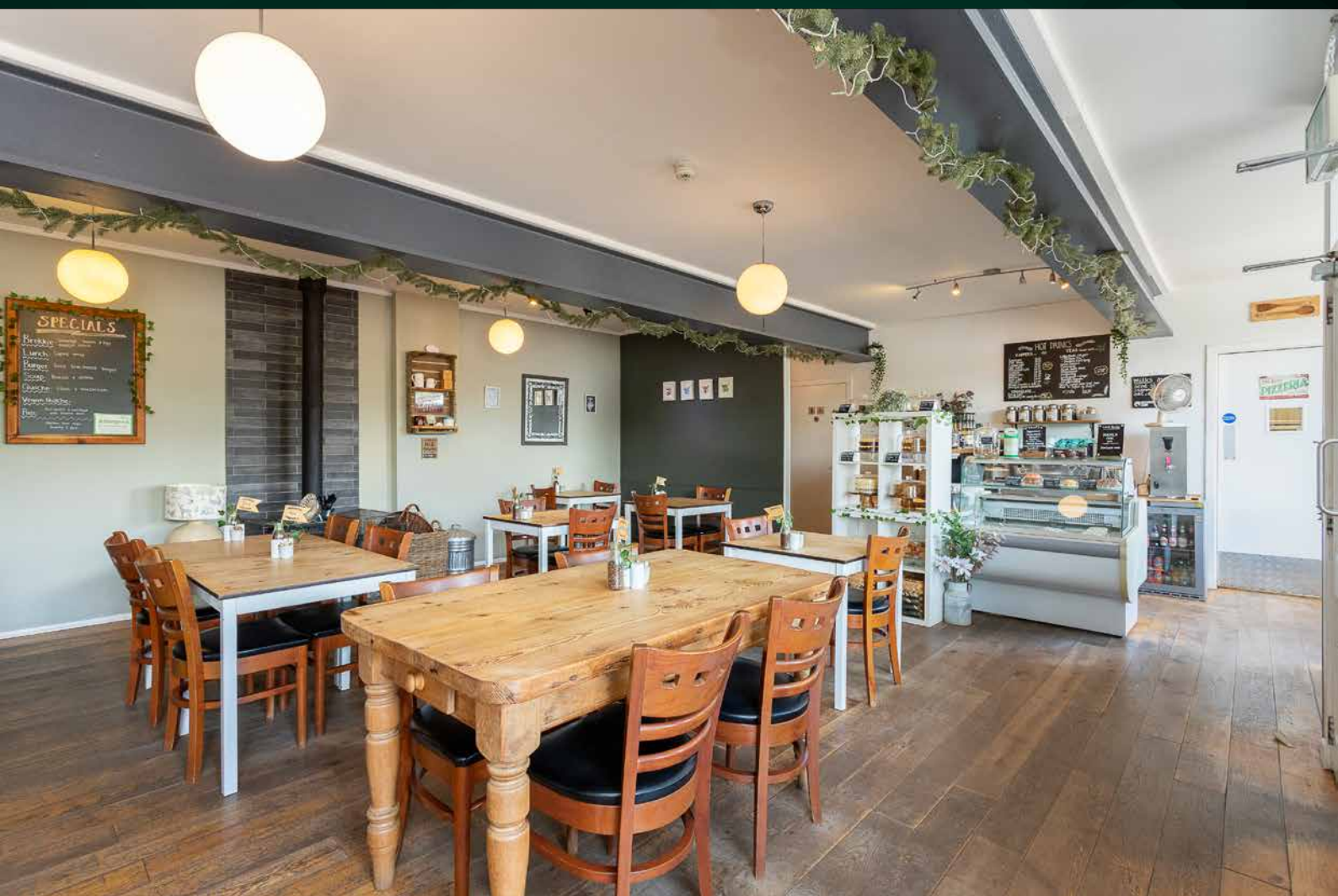


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An outstanding opportunity to acquire a substantial double commercial unit in the popular Perthshire village of Meigle, offering an immediate income stream from a long-standing and well-established tenant.

THE COFFEE SHOP



The property is currently fully let and successfully operated as a thriving café, providing investors with a ready-made investment and the benefit of ongoing rental income from day one. The spacious double unit offers flexible commercial accommodation and occupies a prominent position within the village.

THE DELI



Externally, the property benefits from ample on-site parking, providing excellent convenience for customers and staff alike, an increasingly valuable feature for commercial premises.

Situated in the heart of Meigle, a charming and well-connected village with a strong local community, the property enjoys excellent visibility and accessibility.

This is an ideal investment for those seeking a hassle-free commercial asset with a reliable tenant already in place, offering stable returns and long-term investment potential.

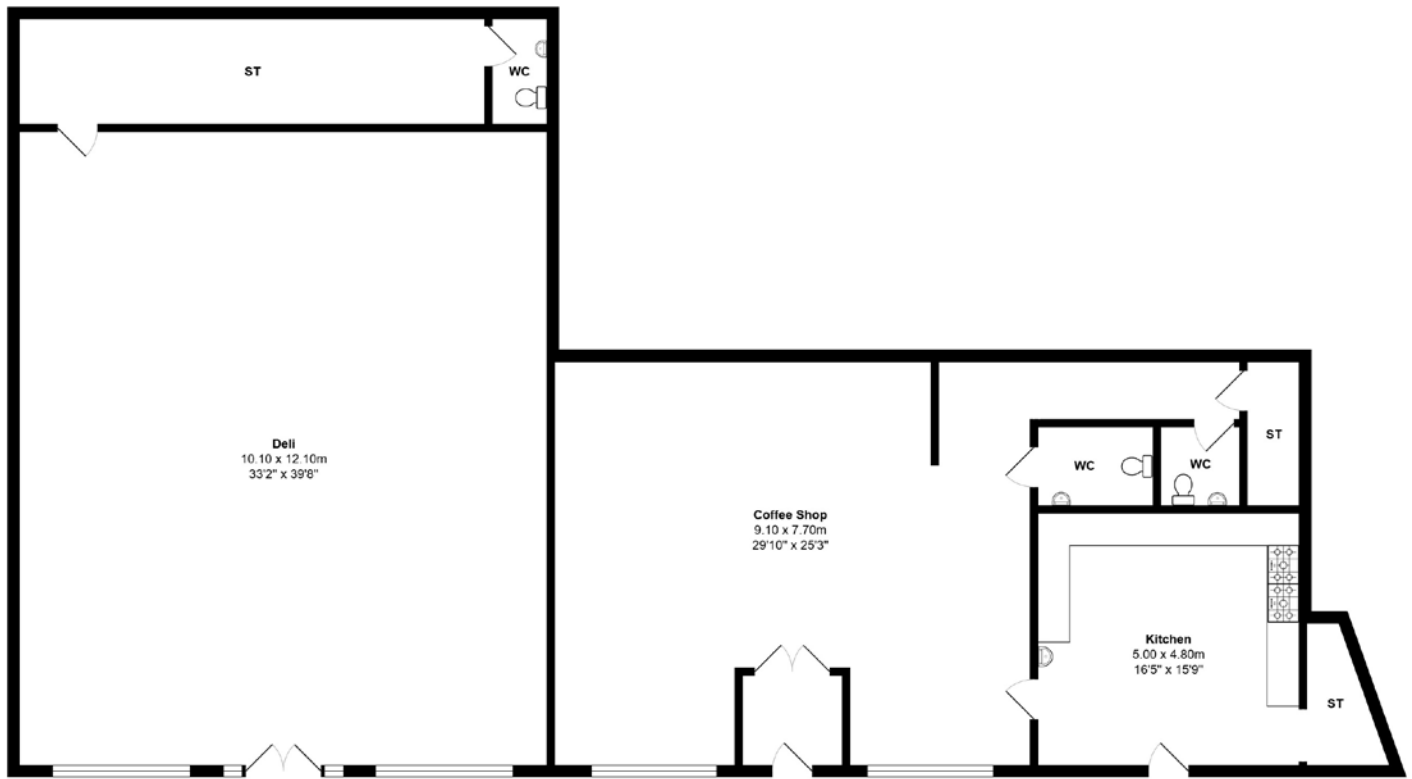
EXTERNALS



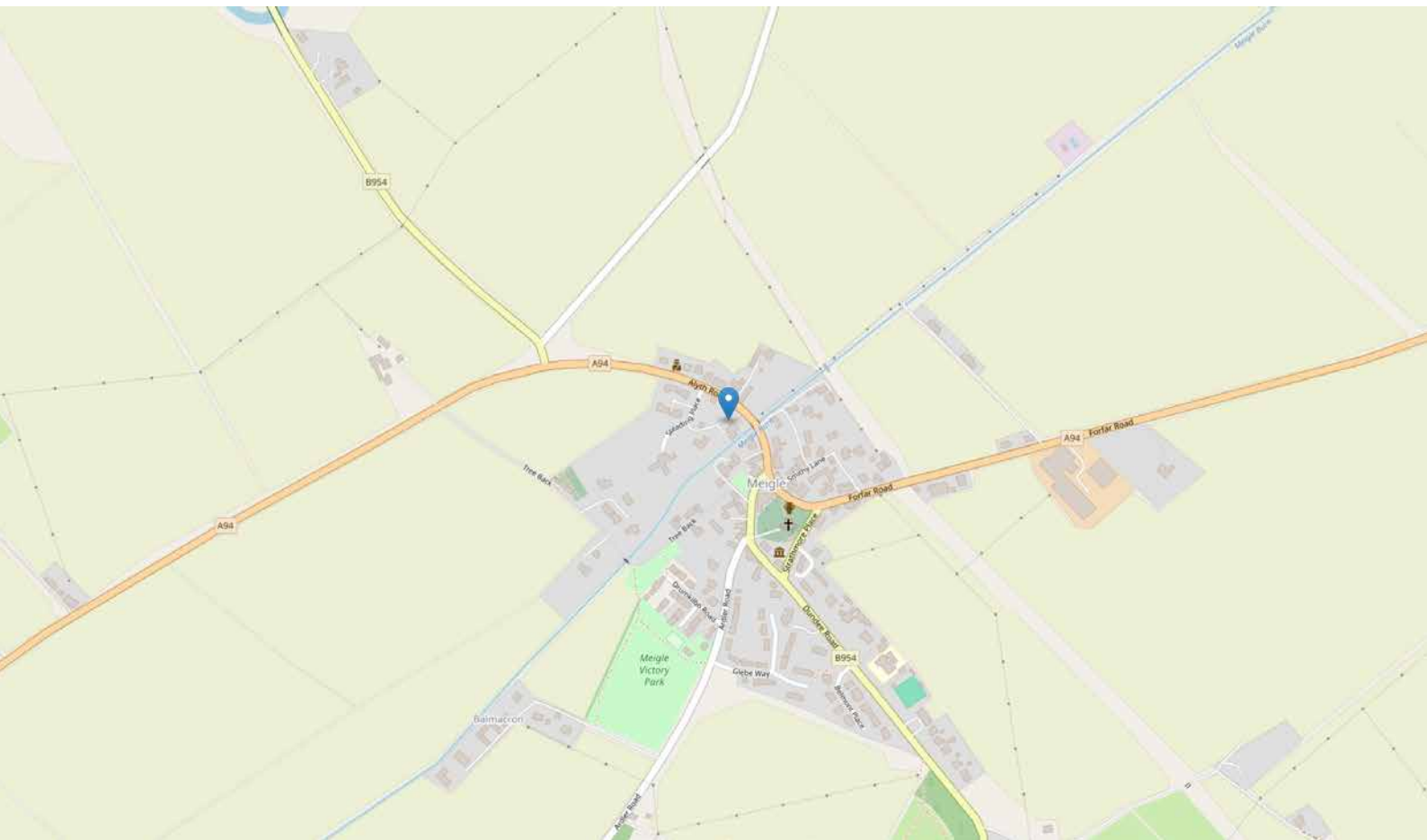
Key Features

- Double commercial unit
- Fully let to a long-standing café tenant
- Immediate rental income
- Excellent investment opportunity
- Ample customer parking
- Prominent village location in Meigle, Perthshire
- Established and successful commercial premises

FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)



THE LOCATION

The property is situated in the picturesque village of Meigle, Perthshire, a popular and well-connected rural community located approximately 14 miles from Perth, 13 miles from Blairgowrie and 20 miles from Dundee. Meigle enjoys a prominent position on the A94, providing excellent road links to Perth, Dundee and the wider Central Scotland road network.

The village offers a range of local amenities including shops, cafés, a primary school and community facilities, serving both residents and visitors. Meigle is well known for its rich history, attractive countryside and its position within the beautiful Strathmore Valley, attracting tourists throughout the year.

The property's central village location benefits from good passing traffic, excellent visibility and convenient access, making it well suited to a variety of commercial uses. With ample nearby parking and an established local customer base, the location provides an attractive setting for businesses seeking to serve both the local community and visitors to the area.



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