



63 South Street
Perth, PH2 8PD

- CLASS 1A UNIT
- ESTABLISHED SECONDARY TRADING LOCATION
- EXTENSIVE GLAZED DISPLAY WINDOW

- AMPLE ON STREET CAR PARKING CLOSE-BY
- RENT - £12,000 PER ANNUM
- NIA: 109 SQ.M (1,173 SQ.FT)

LOCATION

The city of Perth has a resident population of approximately 46,000 persons, with the population of the surrounding catchment area estimated to be in the region of 130,000. Perth is situated approximately 20 miles west of Dundee, 40 miles north of Edinburgh and 60 miles north east of Glasgow lying at the hub of Central Scotland's road network.

More precisely, the subjects are situated on the north side of South Street. South Street is a popular secondary location and acts a busy traffic thoroughfare through Perth city centre. Ample on street car parking is available.

The approximate location is shown by the OS plan.

DESCRIPTION

The subjects comprise a ground floor retail unit contained within a mid-terraced traditionally constructed building. The property benefits from a prominent and extensive glazed display frontage.

Internally the property is largely open plan in it's nature and regular in configuration offering a bright retailing area with rear staff facilities and WC.

The property may suit a variety of commercial uses subject to the required consents.

ACCOMMODATION

We have measured the property in accordance with the RICS Property Measurement (2nd Edition), which incorporates the RICS Code of Measuring Practice (6th Edition), to arrive at the following Net Internal Floor Area: 109 SQ.M (1,173 SQ.FT).

RATEABLE VALUE

The subjects have a Net and Rateable Value of £16,000.

The unified business rate for the year 2023/2024 is 49.8p exclusive of water and sewerage rates.

TERMS

The subjects are available To Let at a rent of £12,000 per annum.

It is anticipated that the lease will be structured on standard commercial terms for a period to be negotiated.

Alternatively the property may be available For Sale. Further information via the Sole Agents.



LEGAL COSTS + VAT

Each party to bear their own legal costs associated with this transaction.

For the avoidance of doubt, all figures are quoted exclusive of VAT.

EPC

Available on request.

VIEWING

Viewing is through the Sole Letting Agents.

To arrange a viewing please contact:



Garth Davison

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01738 445 733



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IMPORTANT NOTICE

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