

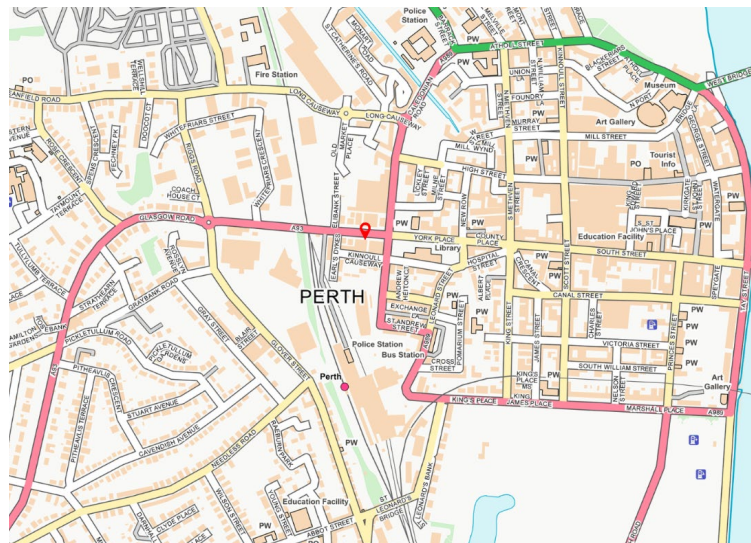
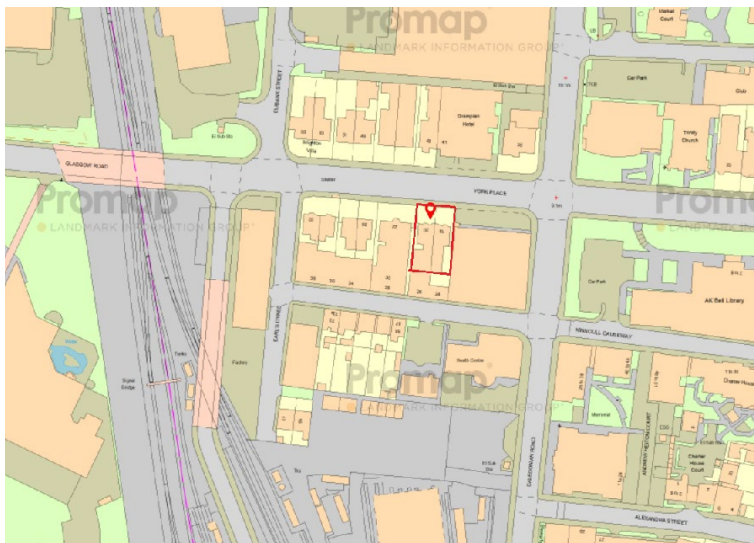
TO LET
OFFICE + PARKING



18/20 York Place
Perth, PH2 8EH



- ATTRACTIVE PERIOD BUILDING
- GROUND AND FIRST FLOOR OFFICES
- AMPLE PRIVATE PARKING
- CITY CENTRE LOCATION
- 221.89 sq.m. (2,270 sq.ft.)



To arrange a viewing please contact:



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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. Perth has the benefit of excellent road and rail communications and a diverse economic base, being the home of several national company headquarters including Scottish & Southern Energy, and Stagecoach Holdings.

More precisely, the subjects are situated on a prominent and busy thoroughfare leading into the centre of Perth from the west/Broxden. The surrounding area is mixed commercial in its nature with a mixture of office and retail operators. St Catherine's retail park is short distance away.

The approximate location is shown by the OS Plan.

DESCRIPTION

The subjects comprise a ground and first floor office with private car parking and rear garden ground. The subjects are of traditional stone and slate construction.

Access to the property is directly off York Place and over the dedicated car parking area. Internally the property is laid out across No.18 & No.20 York Place. Accommodation is cellular in nature with a mixture of individual offices, staff accommodation, Kitchen, WC's etc.

The property is well presented throughout.

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 Floor Areas:

Description	Size (SQ.M.)	Size (SQ.FT.)
No.18 Office (GF)	55.75	600
No.18 Office (FF)	61.36	660
No.20 Office (GF)	32.42	348
No.20 Office (FF)	61.36	660

RATEABLE VALUE

The subjects have a Net and Rateable Value of £22,800.

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 an annual rent in the region of £26,500 per annum.

It is anticipated the lease will be structured on standard commercial Full Repairing and Insuring terms for a minimum of 5 year term.

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.

IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
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5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: November 2023