

OFFICE PREMISES/ CONVERSION OPPORTUNITY

- > SUBSTANTIAL VACANT BUILDING SUITABLE FOR A VARIETY OF ALTERNATIVE USES SUBJECT TO PLANNING
- > PROMINENT CENTRAL LOCATION OVERLOOKING RIVER TAY
- > OFFERS OVER £375,000

FOR SALE

2 TAY STREET & 77 GEORGE STREET, PERTH, PH1 5LJ

CONTACT: Jonathan Reid j.reid@shepherd.co.uk 01738 638188 www.shepherd.co.uk



LOCATION

Perth, which has a population of approximately 45,000 persons (Source: Perth & Kinross Council), is the principal area of Perth & Kinross District.

Historically known as the gateway to the Highlands, Perth enjoys close proximity to Scotland's main cities with 90% of the country's population accessible within 90-minute drive time. Dundee lies approximately 22 miles to the east with Edinburgh 43 miles to the south and Glasgow 61 miles to the southwest.

Perth is located at the base of the River Tay in the heart of Scotland with the A9 and A90/M90 giving easy access to Dundee, Edinburgh, Glasgow and the south beyond.

The property is located at the junction of George Street and Tay Street within Perth City Centre.

This is a prominent and picturesque location overlooking the River Tay.

DESCRIPTION

The subjects comprise two adjoining and interlinked tenement buildings. The first being 2 Tay Street Perth which comprises a three storey and basement property dating from 1875, which is Category 'C' Listed.

The adjoining building at 77 George Street comprises a former bank building dating from 1810. This building is Category 'B' Listed and three storey and basement in height.

The main walls are of solid stone construction whilst the roofs over are pitched and clad in slates.

The properties are accessed from both Tay Street and George Street and internally they comprise office accommodation of various sizes.

ACCOMMODATION (NET FLOOR AREAS)	SqM	SqFt
Ground Floor		
Reception, Estate Agency and Office	173.91	1,872
First Floor		
Offices	178.37	1,920
Second Floor		
Offices	168.90	1,818
Basement		
Offices and Storage	131.83	1,419
TOTAL	653.01	7,029

PLANNING

The subjects would be suitable for a variety of potential uses including residential and hotel. All interested parties should make their own enquiries to Perth & Kinross Council Planning Department..

RATEABLE VALUE

Rateable Value - £52,200.

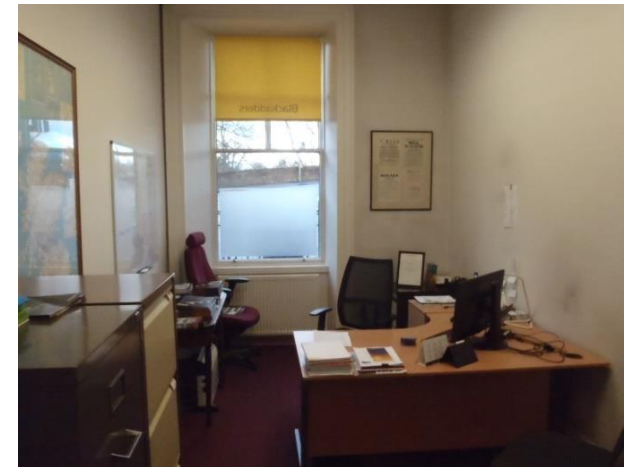
The unified business rate for 2020/2021 is 50.3 p.

EPC

Awaiting further details.

TERMS

Our client is inviting offers in excess of £375,000 for their heritable interest.



VAT

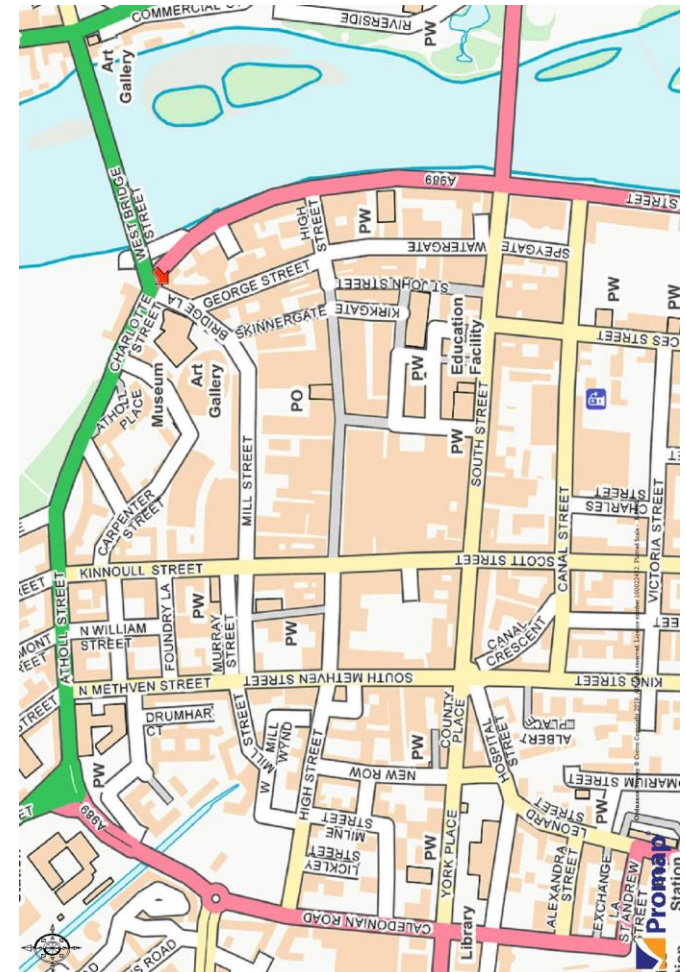
Prices quoted are exclusive of VAT.

LEGAL COSTS

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

MONEY LAUNDERING

The money laundering, terrorist financing and transfer of funds (information on the payer) regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also and any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.



For further information or viewing arrangements please contact the sole agents:

Shepherd Chartered Surveyors 2 Whitefriars Crescent, Perth PH2 0PA 01738 638188
Jonathan Reid j.reid@shepherd.co.uk

www.shepherd.co.uk



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