

## RETAIL PREMISES

- > PROMINENT CITY CENTRE PEDESTRIANISED LOCATION
- > SMALL AFFORDABLE PREMISES SUITABLE FOR VARIETY OF USES
- > NET AREA – 71.2 SQ. M. (766 SQ. FT.)
- > 100% RATES RELIEF AVAILABLE
- > RENTAL OFFERS OF £15,000 PER ANNUM

**TO LET**

**21 ST JOHN STREET, PERTH, PH1 5SP**

**CONTACT:** Jonathan Reid – [j\\_reid@shepherd.co.uk](mailto:j_reid@shepherd.co.uk) – Tel. 01738 638188

[www.shepherd.co.uk](http://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 and has recently been awarded City status.

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.

St John Street is a popular and busy pedestrianised location within the centre of Perth and includes a number of local retailers and coffee shops.

**DESCRIPTION**

The subjects comprise small and manageable premises suitable for a variety of uses.

They comprise well-presented ground floor retail accommodation within a traditional tenement building.

ACCOMMODATION	m <sup>2</sup>	ft <sup>2</sup>
<b>Ground Floor</b>		
Sales Area, Store, Office and W.C.	71.2	766
<b>TOTAL</b>	71.2	766

**RATEABLE VALUE**

The property has been assessed for rating purposes at £11,600 effective 1<sup>st</sup> April 2023.

The property will therefore qualify for 100% rates relief.

**EPC**

Rating – ‘G’.

**TERMS**

Our client is seeking offers in the region of £15,000 per annum for a negotiable term of years.

**VAT**

Prices are quoted exclusive of VAT.



**LEGAL COSTS**

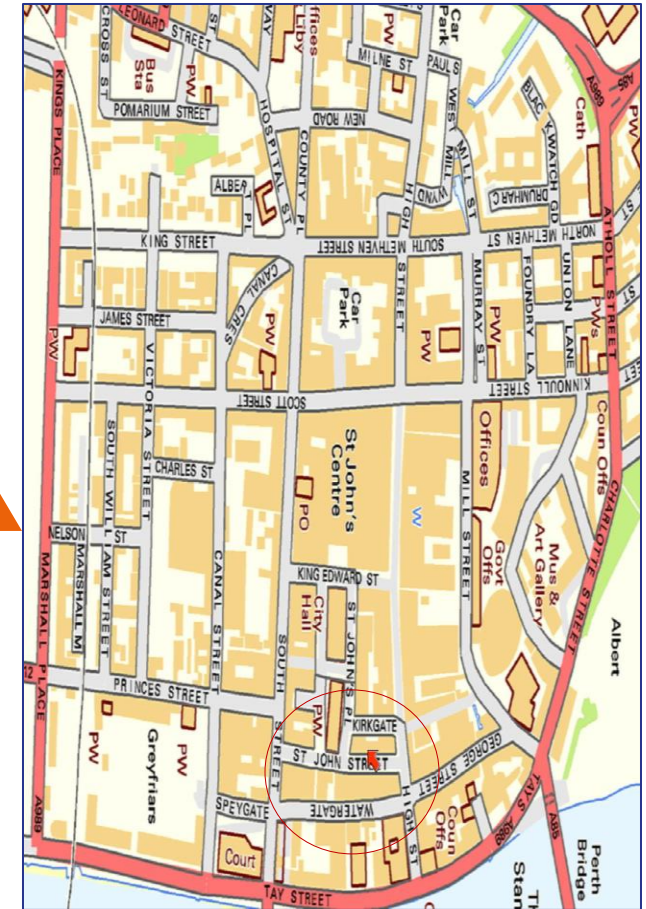
Each party to bear their own legal costs in connection with this transaction with the ingoing tenant being responsible for any registration dues and VAT thereon.

**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.

**VIEWING/FURTHER INFORMATION**

Strictly by appointment with the sole letting agent.



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

Shepherd Chartered Surveyors 2 Whitefriars Crescent, Perth, PB2 0PA  
 Jonathan Reid – [j\\_reid@shepherd.co.uk](mailto:j_reid@shepherd.co.uk) – Tel. 01738 638188

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J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017. **FEBRUARY 2023**