



16 & 18 Charlotte Street, Perth, PH1 5LL

- City Centre Commercial Units
- Busy traffic thoroughfare
- May suit a variety of uses - subject to the appropriate consents
- GIA 42.17 sqm (454 sqft) & 38.14 sqm (410 sqft)



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, which is Scotland's newest City, is situated approximately 20 miles west of Dundee, 40 miles north of Edinburgh and 60 miles north west of Glasgow, lying at the hub of Central Scotland's road network.

More precisely, the subjects occupy a prominent trading location within Perth City centre, on the west side of Charlotte Street. Charlotte Street is situated within Perth's main professional/business area with surrounding occupiers including, Solicitors, Chartered Surveyors and Financial Advisors.

The approximate location of the subjects is shown by the OS plan.

DESCRIPTION

The subjects comprise two ground floor Retail/Commercial Units contained within a traditionally constructed mid terraced building.

Access to the properties are via a timber and glazed pedestrian entrance door and internally the subjects comprise a main retail area with rear office and WC facilities.

The subjects may suit a variety of commercial uses, subject to the appropriate planning consents.

ACCOMMODATION

We have measured the subjects in accordance with the RICS Code of Measuring Practice (6th edition), and calculate the following Gross Internal area to be as follows;

16 - 42.17 sqm (454 sqft)

18 - 38.14 sqm (410 sqft)

TERMS

Offers in the region of £120,000 are invited for our clients heritable interest in the subjects



RATEABLE VALUE

According to the Scottish Assessors Association the subjects have Rateable Value as below;

16 - £3,900 Per Annum.

18 - £5,500 Per Annum.

The unified Business Rate 2017/2018 is 48p, excluding water and sewage rates.

The subjects may qualify for Small Business Rates Relief and any interested party should make their own enquiries in this regard.

EPC

Available upon request from the sole selling agents.

VAT

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

Any prospective purchaser should satisfy themselves independently as to the incidence of VAT involved in any transaction.

VIEWING & FURTHER INFORMATION

Further information and viewing arrangements are available by contacting the Sole Selling Agents, Messrs Graham + Sibbald.

To arrange a viewing contact:



Garth Davison

Associate

garth.davison@g-s.co.uk

01738 445733



Keith Scobbie

Partner

keith.scobbie@g-s.co.uk

01738 445733

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.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: January 2018