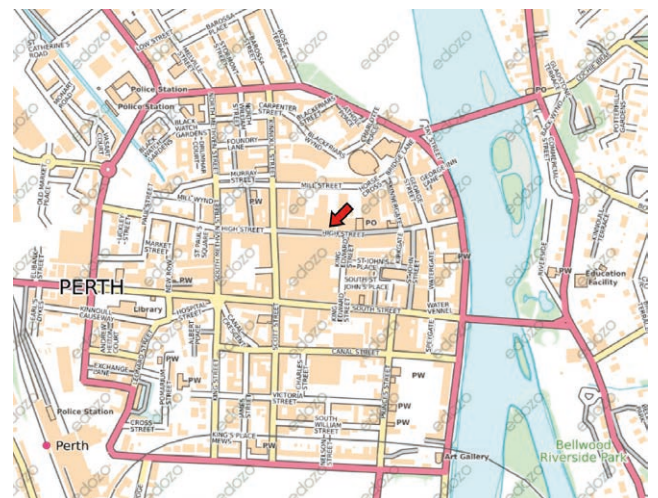




117-119 High Street, Perth, PH1 5UR

- Ground + first floor retail unit
- Ancillary upper floor accommodation
- Prime high street trading pitch
- Neighbouring national traders; Next, Boots, Paperchase, Marks & Spencer
- Attractive lease package available



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.

In 2012, Perth was awarded city status making it Scotland's newest city. The historic setting attracts a large influx of tourism and offers a number of events throughout the year while the city centre itself has attracted a mix of both independent and national retailers.

More precisely, the subjects are situated on the north side of High Street, in the prime section of High Street opposite the St John's Shopping Centre. The surrounding area has good mixture of national retailers, to include; Next, Boots, Paperchase, Marks & Spencer etc.

DESCRIPTION

The subjects comprise a modern ground and first floor retail unit, with upper floor ancillary accommodation. The subjects are contained within an end terraced building benefitting from an extensive glazed frontage.

Internally the property is laid out over ground, first, second and third floor levels. The second and third floors are used for ancillary storage, however would allow future use if required.

The property would be suitable for a variety of commercial uses including retail, bar, restaurant or leisure in the future all subject to obtaining the required consents.

ACCOMMODATION

We have measured the subjects in accordance with the RICS Property Measurement 2nd edition and calculate the following Net Internal Area:

DESCRIPTION	SQ M	SQ FT
Ground Floor	682.65	7,348
First Floor	696.68	7,499
Second Floor	655.71	2,716
Third	252.32	2,716



LEASE TERMS

The subjects are available to let on standard commercial terms for a period to be negotiated.

Letting incentives are available depending on lease terms agreed and tenant covenant.

EPC

Available upon request.

RATEABLE VALUE

The subjects are entered in the Valuation Roll at a Rateable Value of £187,000.

LEGAL COSTS

Each party will be responsible for their own legal costs.

VAT

For the avoidance of doubt all figures quoted are exclusive of VAT unless otherwise stated and any prospective tenant should satisfy themselves independently as to the incidence of VAT involved in this transaction.

FURTHER INFORMATION AND VIEWING

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

To arrange a viewing please contact:



Garth Davison
Associate
garth.davison@g-s.co.uk
01382 200 064



Keith Scobbie
Partner
keith.scobbie@g-s.co.uk
01738 445 733

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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6. Date of Publication: December 2021