



20 ATHOLL STREET, PERTH PH1 5NP

- GROUND FLOOR COMMERCIAL UNIT
- CITY CENTRE LOCATION
- 2 x DISPLAY WINDOWS
- SUITABLE FOR A VARIETY OF USES — subject to consents
- MAY QUALIFY FOR 100% RATES RELIEF

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.

The subjects themselves are located on Atholl Street, close to the junction of Kinnoull Street and Barossa Street, a busy junction to the northern edge of Perth City Centre. The subjects are located within a mixed commercial and residential location.

The approximate location is shown by the OS Plan.

DESCRIPTION

The subjects comprise a ground floor and basement commercial unit contained within a mid terraced tenement building.

Internally the subjects are cellular in nature and may suit a variety of commercial uses subject to consents.

ACCOMMODATION

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



Floor	Size (SQ.M)	Size (SQ.FT)
Ground	48.20	518

PRICE/TERMS

The subjects are available For Sale with a guide price of £27,000.

Alternatively, the subjects may be available To Let. Further information available from the Sole Agents.

EPC

Available on request.

RATEABLE VALUE

The subjects are entered in the Valuation Roll with a Net and Rateable Value of £5,000.

To arrange a viewing please contact:



Garth Davison

Director

01738 445733

garth.davison@g-s.co.uk

Occupiers may qualify for 100% rates relief however should satisfy themselves on this matter.

The unified business rate for the year 2022/23 is 49.8p exclusive of water and sewerage rates.

VAT

For the avoidance of doubt, all figures are quoted exclusive of VAT unless otherwise stated. However, interested parties are advised to satisfy themselves in this regard.

FURTHER INFORMATION AND VIEWING

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

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: July 2023