

TO LET
CLASS 1/RETAIL UNIT



**54 South Methven Street,
Perth PH1 5NX**

- GROUND FLOOR RETAIL/COMMERCIAL UNIT
- POPULAR SECONDARY RETAIL LOCATION
- SUITABLE FOR A VARIETY OF USES — Subject to consents
- MAY QUALIFY FOR 100% RATES RELIEF
- GIA: 38 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 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.

More precisely, the subjects are situated on the east side of South Methven Street close to its busy junction with South Street and County Place. Surrounding occupiers are of a mixture of retail, restaurant and public house.

The approximate location is shown by the OS Plan.

DESCRIPTION

The subjects comprise a ground floor commercial unit contained within a mid-terraced traditionally constructed building. Access to the property is directly off South Methven Street via a recessed pedestrian entrance door.

Internally the property is well presented laid out in a cellular nature comprising reception/shop front, consultation room, kitchen and WC.

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

ACCOMMODATION

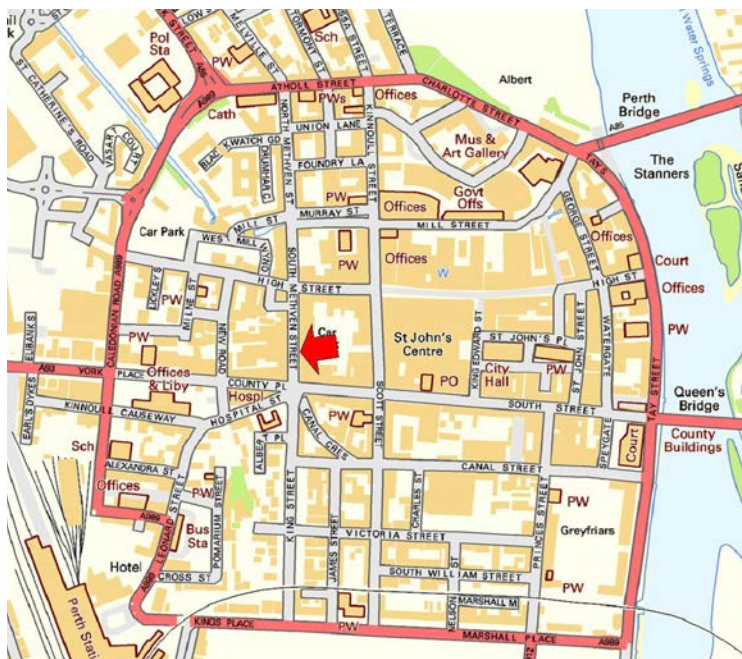
We have measured the property in accordance with the RICS Property Measurement (2nd Edition), which incorporates the RICS Code of Measuring Practice (6th Edition), to arrive at the following Gross Floor Area:

Description	Size (SQ.M)	Size (SQ.FT)
Retail	38.0	410

RATEABLE VALUE

The subjects have a Net and Rateable Value of £4,950.

The unified business rate for the year 2022/2023 is 49.8p exclusive of water and sewerage rates.



The property may qualify for 100% Rates Relief. Interested parties should make their own enquiries in this regard.

TERMS

The subjects are available To Let.

Offers in the region of £7,000 per annum are invited. It is anticipated the lease will be structured on standard commercial full repairing an insuring terms.

LEGAL COSTS + VAT

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

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

EPC

Available on request.

VIEWING + OFFICE ADDRESS

Viewing is through the Sole Letting Agents.

To arrange a viewing please contact:



Garth Davison

Director

garth.davison@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.
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6. Date of Publication: February 2023