

# FOR SALE/TO LET

CLASS 1/COMMERCIAL UNIT



## 13 Charlotte Street Perth PH1 5LW

- GROUND FLOOR & BASEMENT CLASS 1/COMMERCIAL UNIT
- PROMINENT CORNER POSITION
- POPULAR MIXED USE LOCATION
- SUITABLE FOR A VARIETY OF USES — Subject to consents
- 308.13 SQ.M (3,316 SQ.FT)

## 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 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 Charlotte Street and close to the popular and attractive North Inch parkland. The Perth theatre and concert hall are also within easy walking distance to the property, as is High Street. The immediate and surrounding area is mixed commercial in its nature with a variety of Class 1 & 2 users close by.

The approximate location is shown by the OS Plan.

## DESCRIPTION

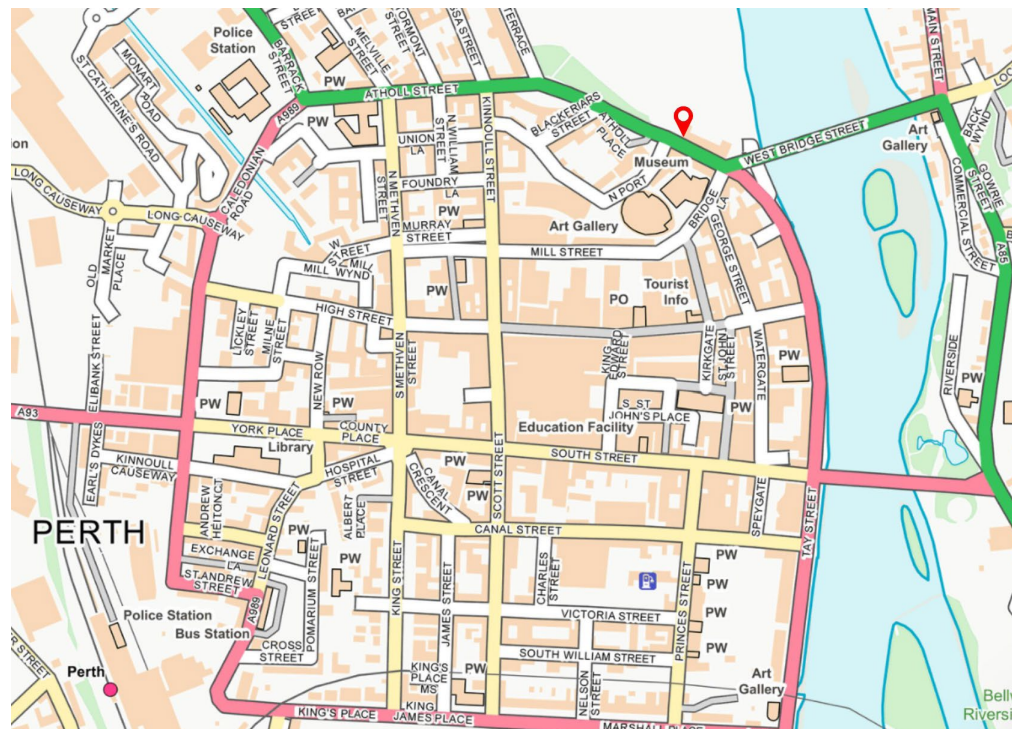
The subjects comprise a ground floor and basement Class 1/Commercial unit contained within a traditionally constructed building. The property has the benefit of a prominent glazed display frontage directly onto Charlotte Street.

Internally the property is laid out over ground and basement floor levels. Accommodation at ground floor is reasonably regular in configuration which would allow for a future purchaser/tenants fit out requirements. Basement accommodation is cellular in design currently used for storage purposes.

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 Areas:



Description	Size (SQ.M)	Size (SQ.FT)
Ground	132.35	1,424
Basement	175.78	1,892
<b>TOTAL</b>	<b>308.13</b>	<b>3,316</b>

## RATEABLE VALUE

The property has 2 entries in the Valuation Roll:

Ground Floor - £10,300  
Basement - £2,400

The property may qualify for 100% Rates Relief.

## PRICE TERMS

The subjects are available For Sale with offers in the region of £150,000 invited for the heritable title.

Alternatively the property is available To Let at an asking rent of £15,000 per annum. The lease will be drawn up on standard commercial terms, subject to a schedule of condition.

## LEGAL COSTS + VAT

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

The property is not elected for VAT.

## EPC

G Rating

## VIEWING

Viewing is through the Sole Selling/Letting Agents.

To arrange a viewing please contact:



**Garth Davison**  
Garth.Davison@g-s.co.uk  
01738 445 733



**Keith Scobbie**  
Keith.Scobbie@g-s.co.uk  
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## ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude

## 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: November 2023