



65 — 69 South Street
Perth
PH2 8PD

- CITY CENTRE POSITION
- GROUND AND FIRST FLOOR
- VALUE ADD OPPORTUNITY
- SUITABLE FOR A VARIETY OF USES
- 334 SQM (3,595 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, lying at the hub of Central Scotland's road network.

The subjects are situated on the north side of South Street between its junction with King Edward Street and St John's street, which is a busy traffic thoroughfare.

The St John's Shopping Centre, Tesco, Greggs and William Hill are all located within walking distance, making South Street a popular mixed-use area.

DESCRIPTION

The subjects comprise a Ground and First floor office/commercial unit contained within a 2-storey building of brick construction held under a pitched and slated roof.

Accommodation at ground and first floor levels is cellular in nature. The layout of the property would allow for sub-division and reconfiguration to suit a potential tenant/purchasers needs.

The subjects would suit a variety of uses subject to consents.

ACCOMMODATION

According to our calculations from measurements taken on site the subjects extend to the following Net Internal Areas:

Ground Floor: 148 sq m (1,593 sq ft)
First Floor: 186 sq m (2,002 sq ft)
Total: 334 sqm (3,595 sqft)

RENT/TERMS

The subjects are offered For Lease at a rental of £26,000 per annum.

Alternatively the property is available For Sale (with Vacant Possession) with offers invited for the Heritable Title.

RATEABLE VALUE

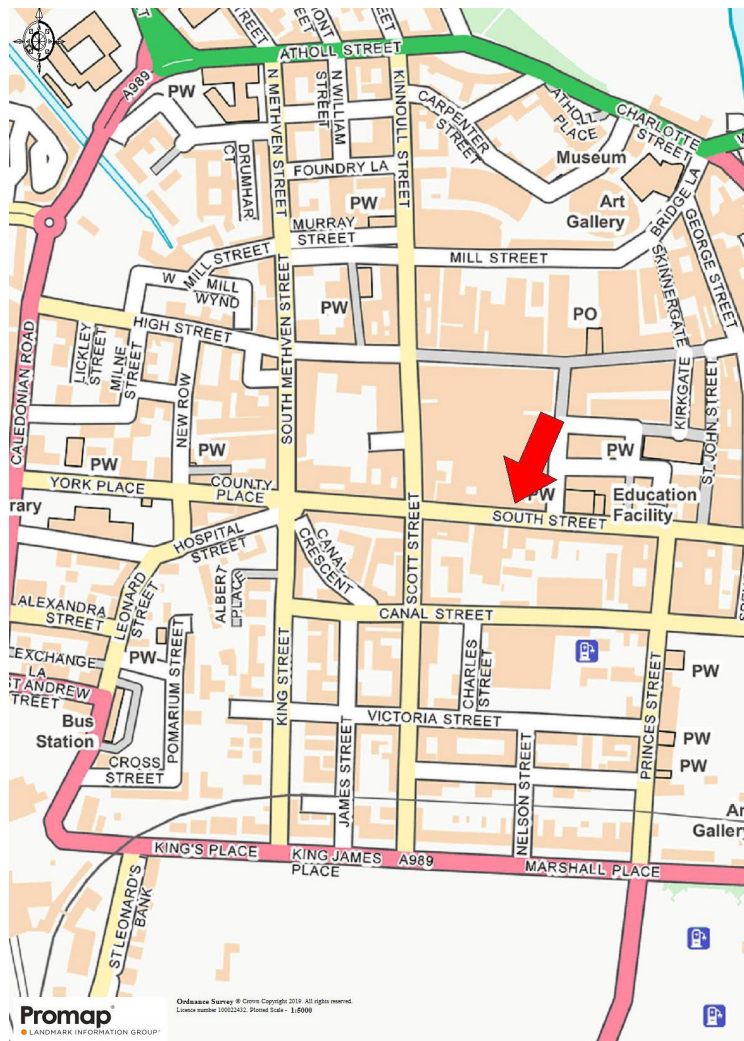
According to the Scottish Assessors Association the subjects have a rateable value of £26,900.

ENERGY PERFORMANCE RATING

Information will be available upon completion.

VAT

The property has been elected for VAT.



FURTHER INFORMATION AND VIEWING

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

To arrange a viewing please contact:



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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: March 2023