



21 NORTH METHVEN STREET  
PERTH, PH1 5PN

- CLASS 1A UNIT
- ESTABLISHED SECONDARY TRADING LOCATION
- EXTENSIVE GLAZED DISPLAY WINDOW
- MAY QUALIFY FOR 100% RATES RELIEF
- NIA: 66.80 SQ.M (720 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.

In 2012 Perth was awarded city status, 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 strong mix of both independent and national retailers.

More precisely, the subjects are situated on the east side of North Methven Street. North Methven Street acts as a busy traffic thoroughfare in the city centre with a mixture of well established commercial operators. Ample on street car parking is available.

The approximate location is shown by the OS plan.

## DESCRIPTION

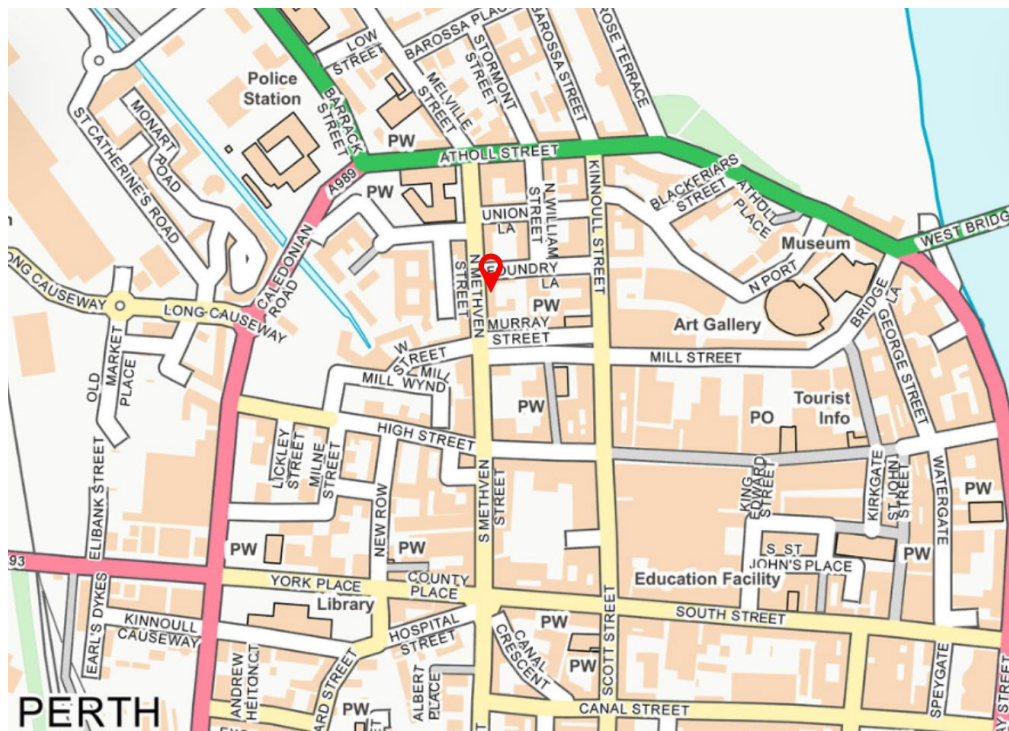
The subjects comprise a ground floor and basement retail unit contained within the mid-terraced tenement building. The property benefits from an extensive glazed display frontage onto North Methven Street.

Ground floor accommodation is bright and open plan in its nature with WC facilities. Basement accommodation is cellular providing excellent storage facilities.

The property would suit a number of commercial operators subject to 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 Net Floor Areas: 66.80 sq.m (720 sq.ft)

Ground Floor — 440 sq.ft  
Basement — 280 sq.ft.

## RATEABLE VALUE

The subjects have a Net and Rateable Value of £6,000. The unified business rate for the year 2023/2024 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 with offers in the region of £8,000 per annum invited. It is anticipated that the lease will be structured on standard commercial terms for a period to be negotiated.

## 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

Viewing is through the Sole 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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## IMPORTANT NOTICE

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6. Date of Publication: July 2023