



196 High Street
Perth, PH1 5PA

- GROUND FLOOR RETAIL UNIT
- NATIONAL OPERATORS CLOSE-BY
- AMPLE ON STREET CAR PARKING
- NIA: 122 SQ.M (1,313 SQ.FT)
- SUITABLE FOR A VARIETY OF COMMERCIAL USES
- VAT FREE

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.

More precisely, the subjects occupy a prominent and busy location on the south side of High Street, a short distance from the prime pedestrianised section of High Street. Surrounding occupiers include; Sainsbury, Pizza Express, Savers etc.

The approximate location is shown by the OS plan.

DESCRIPTION

The subjects comprise a ground floor retail unit contained within a mid-terraced building. The subjects are of mixed age and construction.

Access to the property is directly off High Street via a recessed pedestrian entrance door. Accommodation is largely open plan in nature split into a shop front/retail area with back shop and staff facilities.

The property may suit a variety of commercial uses, subject to the required consents.

ACCOMMODATION

We have measured the site 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 Internal Area: 112 sq.m (1,313 sqft).



RENT

The subjects are available To Let at a rent of £16,000 per annum. It is anticipated that the lease will be structured on standard commercial terms for a period to be negotiated.

The subjects may be available for Sale. Further information available from the Sole Selling Agents.

RATEABLE VALUE

The subjects have a Net and Rateable Value of £14,200

The unified business rate for the year 2023/2024 is 49.8p exclusive of water and sewerage rates.

LEGAL COSTS + VAT

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

We understand that the property is not elected for VAT therefore VAT is not chargeable on the rent.

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

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: October 2023