

TO LET
OFFICE UNIT

GRAHAM
SIBBALD



66 Tay Street
Perth, PH2 8NN

- GROUND FLOOR OFFICE/COMMERCIAL UNIT
- CITY CENTRE LOCATION
- ATTRACTIVE PERIOD BUILDING
- SUITABLE FOR A VARIETY OF COMMERCIAL USES - STC
- NIA: 392 SQ.M (4,219 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 Edinburgh and 60 miles north east of Glasgow lying at the hub of Central Scotland's road network.

More precisely, the subjects are located on Tay Street, a busy traffic thoroughfare within the city centre and adjacent to the River Tay.

Surrounding and neighbouring properties are mixed commercial and residential. Ample parking is available close by.

The approximate location is shown by the OS plan.

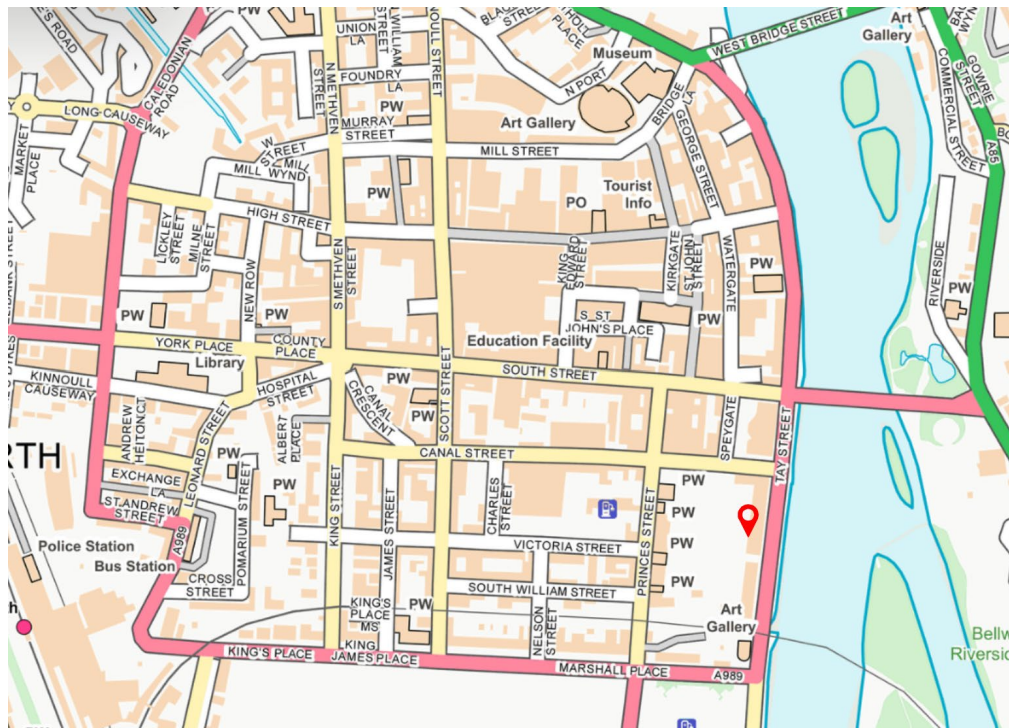
DESCRIPTION

The subjects comprise an office laid out over ground, first and attic floor levels. The subjects are contained within an attractive mid terraced traditional stone and slate building.

Access to the property is directly off Tay Street. Accommodation is cellular in nature providing for a general reception area with a variety of individual offices, meeting rooms, boardroom, staff facilities etc.

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: 392 sq.m (4,219 sqft).



RENT

The subjects are available To Let. It is anticipated that the lease will be structured on standard commercial terms for a period to be negotiated.

Further information available from the Sole Selling Agents.

RATEABLE VALUE

The subjects have a Net and Rateable Value of £44,800

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.

EPC

Available upon 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
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.
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.
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5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: January 2024