

TO LET
CLASS 1A UNIT

**GRAHAM
SIBBALD**



152 South Street
Perth
PH2 8PA

- Ground floor commercial unit Class 1a
- City centre location
- Extremely competitive rent
- Suitable for a variety of commercial uses
- Neighbouring operators include; Greggs, Ladbrokes, Tesco
- NIA: 89 sq.m (958 sq.ft)



To arrange a viewing please contact:



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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 situated on the South side of South Street, close to its junctions with King Edward Steet and Scott Street. The property sits opposite the St. John's shopping centre. South Street acts a main traffic thoroughfare within the city.

Surrounding and neighbouring properties are mixed commercial with a variety of national and local tenants. Ample on street parking is available close by.

The approximate location is shown by the OS plan.

DESCRIPTION

The subjects comprise a refurbished ground floor retail unit contained within a mid-terraced traditional building.

Access to the property is directly off South Street. Accommodation is regular in configuration comprising a main retail area with staff and WC facilities.

The property may suit a variety of 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: 89 sq.m (957 sqft).

RENT

The subjects are available To Let at a rent in the region of £12,000 per annum. It is anticipated that the lease will be structured on standard commercial terms for a period to be negotiated.

Date of entry to be mutually agreed.

RATEABLE VALUE

The subjects have a Net and Rateable Value of £16,200

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.

All prices are quoted exclusive of VAT.

VIEWING + OFFICE ADDRESS

Viewing is through the Sole Letting Agents.

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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6. Date of Publication: January 2024