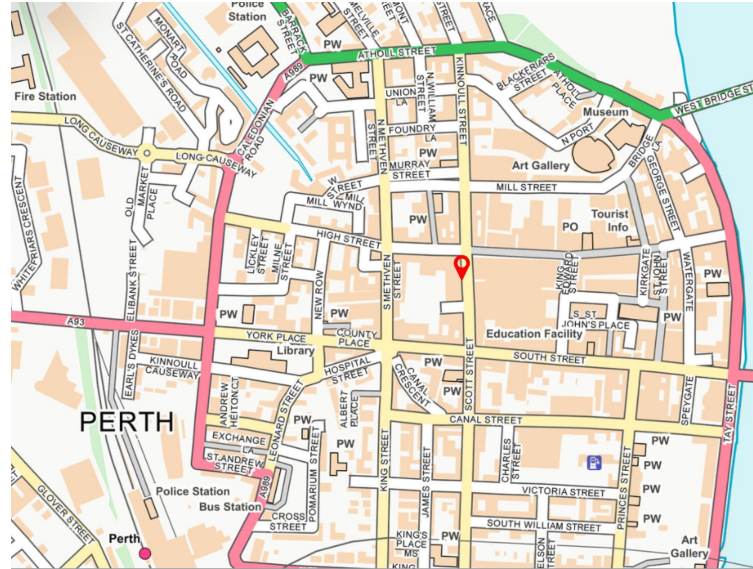


TO LET/MAY SELL
CLASS 1A/RETAIL



7 Scott Street
Perth
PH1 5EJ

- Affordable class 1a unit
- City centre location
- Ample car parking close by
- Adjacent national operators
- Suitable for a variety of commercial uses (stc)
- NIA: 124.0 sq.m (1,335 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 situated on the west side of Scott Street, close to its junction with the busy High Street. The subjects are within walking distance to Scott Street car park.

Scott Street itself and surroundings are home to a variety of established national traders, to include; Greggs, Costa Coffee, Subway, Sainsbury's etc.

The approximate location is shown by the OS plan.

DESCRIPTION

The subjects comprise a ground floor and basement Class 1a unit. The property is contained within an attractive mid

terraced stone and slate building. The property benefits from a sizeable glazed display frontage directly onto Scott Street.

Accommodation is largely open plan and regular in configuration at ground floor level, comprising a bright main retail area with rear storage, staff and WC facilities.

Basement accommodation is accessed at the rear of the ground floor and down a permanent stair. Accommodation at this level provides ample storage.

The landlord has submitted a planning application for a change of Use to Class 3. Further details available from the Sole Agents.

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:

124.0 SQ.M (1,335 SQ.FT.)

RENT

The subjects are available To Let at rent of £16,500 per annum.

It is anticipated that the lease will be structured on standard commercial terms for a period to be negotiated.

Alternatively the subjects can be made available For Sale with further information available from the Sole Selling Agents.

RATEABLE VALUE

The subjects have a Net and Rateable Value of £15,000

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.

The property is not elected for VAT.

VIEWING + OFFICE ADDRESS

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

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