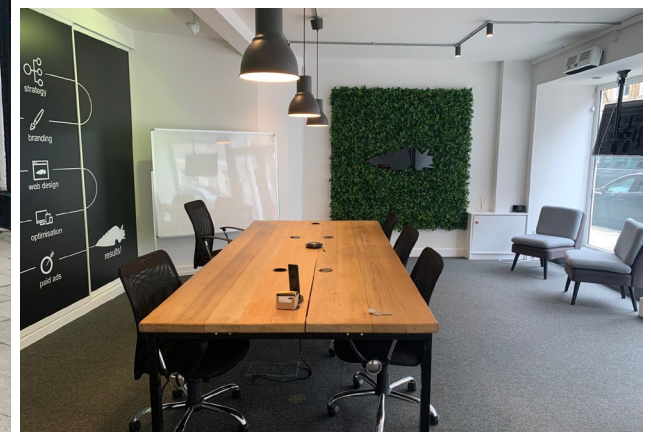
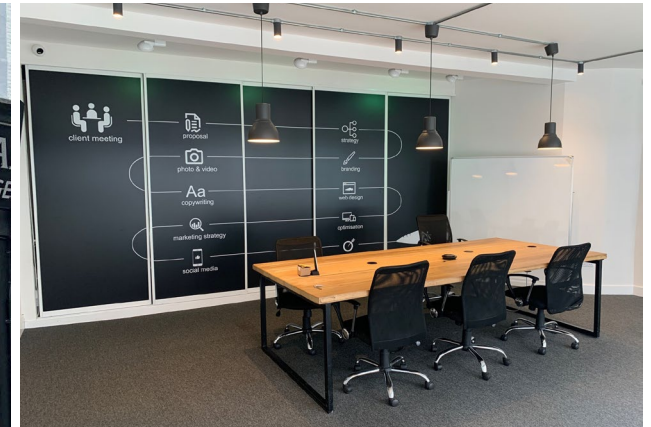


TO LET

GROUND FLOOR CLASS 1A UNIT



10 George Street, Perth, PH1 5JR

- RECENTLY MODERNISED WITH NEW SHOP FRONTAGE & RENEWABLE HEATING
- POPULAR MIXED USE LOCATION
- AMPLE ON STREET CAR PARKING
- MAY QUALIFY FOR 100% RATES RELIEF
- NIA — 53.61 SQM (577 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. Perth has the benefit of excellent road and rail communications and a diverse economic base, being the home of several national company headquarters including Scottish & Southern Energy, and Stagecoach Holdings.

More precisely, the subjects are located on the west side of George Street within the city centre, a short distance from High Street and Perth Concert Hall and Perth Theatre on Mill Street.

Ground floor operators are mixed commercial in use with upper floors being both residential and office in use.

The approximate location is shown by the OS Plan.

DESCRIPTION

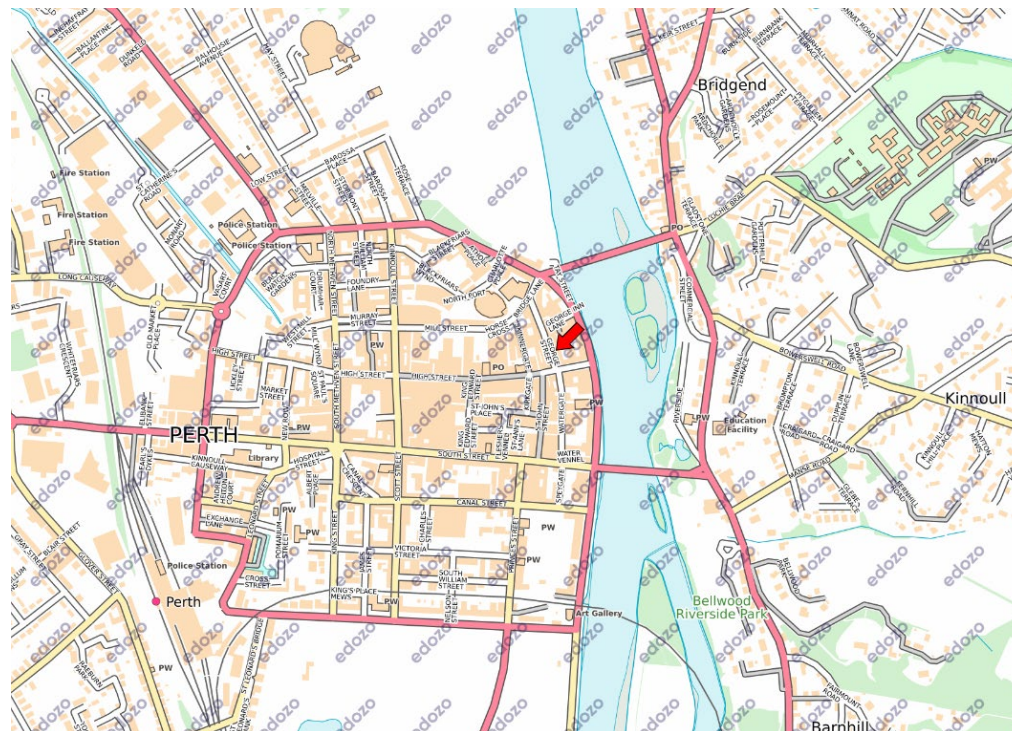
The subjects comprise a ground floor commercial unit contained within a mid-terraced traditionally constructed building.

Access to the property is directly off George Street via a recessed pedestrian entrance door. Internally the property offers bright open plan accommodation with staff facilities. The property has recently undergone refurbishment to include a new shop frontage, upgrading of the insulation and an air source heat pump heating system.

The property may suit a variety of commercial uses, subject to the required 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 Internal Floor Areas:



Floor	Description	Size (SQ. FT)
Ground	Retail	534
Ground	WC	43

RATEABLE VALUE

The subjects have a Net and Rateable Value of £10,400.

The unified business rate for the year 2024/2025 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 £12,500 per annum invited.

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.
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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6. Date of Publication: April 2024