



FALCONER
PROPERTY CONSULTANTS

TO LET/MAY SELL

7 Charlotte Street, Perth, PH1 5LW

RETAIL UNIT

- LEASE FROM £9,750 PER ANNUM
- PRIME LOCATION
- 847 SQ FT OVER TWO FLOORS
- CLOSE PROXIMITY TO CITY CENTRE
- GOOD LEVEL OF NEARBY PARKING
- 100% RATES RELIEF
- CLASS 1 AND 2 USE AVAILABLE
- GAS CENTRAL HEATING



LOCATION

Perth is a city in central Scotland, located on the banks of the River Tay. It is the administrative centre of Perth and Kinross council area and the historic county of Perthshire. According to the preliminary 2011 census results Perth, including its immediate suburbs, has a population in the region of 50,000.

The strength of Perth's economy lies in its diversity, with a balance of large companies, the public sector, a broad range of small and medium-sized enterprises and many self-employed business people. The development in renewable energy, insurance, manufacturing, leisure, health and transport is stimulating employment.

Perth's city centre is situated to the west of the banks of the River Tay. The pedestrianised portion of the High Street, which runs from the junction of St John Street to Scott Street, is the main focus of the shopping area. The centre has a variety of major and independent retailers.

From a local context the property is situated on the northern side of Charlotte Street between its junctions with North Port and West Bridge Street. Parking is available directly outside the property.



DESCRIPTION

The Subjects comprise a mid terraced retail unit planned over ground and lower ground floor levels and contained within a four storey building of stone construction surmounted by a pitched and slated roof. The frontage is formed with ornate stone pillars with glazed display window and wooden pedestrian door.

Internally the subjects provide reception area and office on ground floor level whilst the lower ground floor provides two further office rooms, kitchen and w.c. The shop is in walk in condition although the layout could easily be altered to provide a more open planned configuration if required. The property benefits from gas central heating.

PLANNING

All queries in relation to redevelopment/reconfiguration of the subjects should be addressed to Perth Council Planning Department.

Falconer Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars and plan are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact must satisfy themselves by inspection or otherwise as to the correctness of each of them: (iii) no person in the employment of Falconer Property Consultants has any authority to make or give any representation or warranty whatever in relation to this property: (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

FLOOR AREAS

From sizes taken during our inspection we calculate the subject property, measured in accordance with the RICS Code of Measurement Practice (6th edition) to extend to the following approximate gross internal area (GIA):

Ground Floor	40.9m ² /440ft ²
Lower Ground Floor	37.8m ² /407ft ²

PROPOSAL

Rent from £9,750 per annum.

Parties interested in purchasing the Heritable property are encouraged to contact us to discuss pricing

EPC

A copy of an EPC is available upon request.

RATING

£4,300

The property is below the threshold for small business rates relief and as such qualifying occupants may benefit from 100% rates relief. Please contact local rating office for further information.

CLOSING DATE

A closing date may be set and all interested parties should make a note of interest at the offices of the Sole Agent. We reserve the right to sell or let the property without setting a closing date and we are not obliged to accept the highest or indeed any offer for the sale or lease of the property.

VAT

All prices, premiums and rents quoted are exclusive of VAT.



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VIEWING AND FURTHER INFORMATION

Strictly by appointment through the Sole Letting Agent:

Sandy Falconer BSc (Hons) MSc MRICS

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