



Office/Retail Unit, 36 Atholl Street, Perth, PH1 5NP

To Let

Office/Shop – Suitable for a number of uses

71.25 sq m (769 sq ft)

- Highly prominent with corner frontage onto busy street
- Low rental at £150 per week
- On-street car parking available nearby on Stormont Street
- 100% rates relief available (subject to eligibility)

Location

The property is situated on Atholl Street in Perth City Centre which is one of the City's busiest traffic thoroughfares. Off-street parking is available on Stormont Street adding to the appeal of this property.

Description

The property comprises a highly visible retail unit that may also be suitable for alternative uses such as an office/tattoo studio or hair salon. The property comprises two separate open-plan spaces each of a similar size. There is a small toilet and kitchen located to the rear of the shop. Lighting is predominately by way of ceiling mounted fluorescent lights and there is a gas fired boiler with radiators for warmth.

Accommodation

We have measured the property to have a net internal area of approximately 71.25 sq m (767 sq ft).

Lease Terms

We are seeking a weekly rent of £150 (ex VAT) for a negotiable period.

Business Rates

The property has a Rateable Value of £5,400 meaning that the incoming tenant is likely to be eligible for 100% small business rates relief.

Energy Performance Certificate

Available on request.

Legal Costs

Each party will be liable for their own legal costs incurred.

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