

Modernised Office suitable for alternative uses

28-30 Market Street, Perth, PH1 5QH

Available For Sale (or Lease) February 2022 (Approx. 178 sq m)











178 sq m (1,916 sq ft)

Property Highlights

- Available February 2022
- Refurbished modern office space suitable for a variety of uses
- Underfloor heating
- Ground floor accommodation with disabled access and disabled toilet facilities
- Modern kitchen and toilets area
- Neighbours including Perth Locksmiths, Blend Coffee Shop, Mercure Hotel, Simon Howie Butchers & Morrisons Supermarket.
- Conveniently located nearby amenities such as Thimblerow Car Park, Perth High Street and St Catherine's Retails Park.
- For sale with vacant possession
- Ideal SIPP purchase/investment
- Historically leased at £20k per annum

Location

Located on the edge of Perth City Centre on the corner of Market Street and Milne Street a short distance from Perth High Street and Thimblerow Car Park with 207 public car spaces available.

Perth was awarded City Status in 2012 and is one of the fastest growing cities in Scotland. The immediately surrounding area is mixed uses including retail, supermarket, public car parking and residential.

Description

The property comprises an office that has been significantly upgraded and modernised over the past 10 years.

Internally the property comprises a mix of cellular offices with modern toilets & kitchen. There are three entrances into the property from both Market Street and Milne Street. It may be possible to sub-divide the property.

Heating is a mix of electric underfloor combined with localised electric heaters. Lighting is predominately ceiling mounted fluorescent fittings. The walls are all freshly painted and carpets in good condition. Windows are predominately double glazed.

Accommodation

We have measured the accommodation to have a Net Internal Area of approximately 178 sq m (1,916 sq ft) all over ground floor.

Terms

Our client is seeking offers in excess of £169,000 exclusive of vat (if payable) for their heritable interest.

Business Rates

The Office has a Rateable Value of £17,700 effective from 1 April 2017.

It may be possible to sub-divide the accommodation and create two entries falling below the £15,000 threshold for 100% rates relief.

Energy Performance Certificate

Awaiting completion.

Legal Costs

Each party will be responsible for their own legal costs. The incoming tenant will be responsible for any LBTT and registration dues if applicable.

Money Laundering

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires us to conduct due diligence on any purchasers /occupiers along with our clients. After an offer has been accepted, the prospective party will need to provide proof of identity and residence along with proof of funds for the purchase. This will be the minimum required before the transaction can proceed.

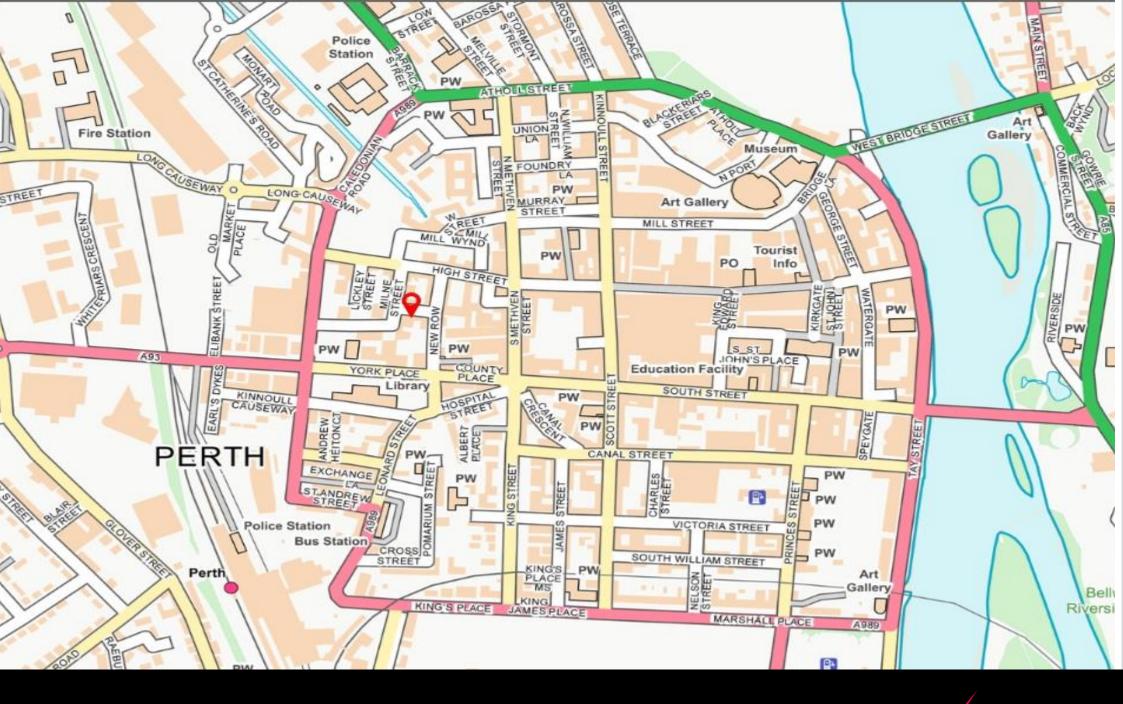
All Enquiries

Graeme Duncan t: 01738 318 100 m: 07954815365 graeme@smartandco.co.uk









01738 318 100 | smartandco.co.uk

