



21-27 County Place, Perth, PH2 8EE

For Sale / May Let

## Centrally Situated, Extended Frontage Shop 77 m<sup>2</sup> (829 ft<sup>2</sup>)

- Situated on Main Route into City Centre
- In Need of Repair / May Suit Redevelopment (incl airspace above)
- Many Original Features Retained
- City Centre Location
- On-street Parking Nearby

**Location**

The property is located in the centre of Perth on County Place (an extension of Glasgow Road A93), close to and within a short walk of all the city centre amenities. Metered on-street car parking is available nearby.

**Description**

The property originally comprised a number of smaller shops which have been combined to create a single larger unit. The current owners family traded from the premises for over 60 years without many alterations and many period features remain. The property would benefit from a programme of improvements, or may suit redevelopment, utilizing the airspace above.

**Sale / Lease Terms**

The premises are available for sale or, alternatively, for lease for a duration to be agreed on flexible lease terms.

**Business Rates**

The premises have a Rateable Value of £13,100 so it is likely that the premises will qualify for 100% Rates under the Small Business Bonus Scheme. Interested parties should satisfy themselves.

**Energy Performance Certificate**

Available upon request

**Legal Costs**

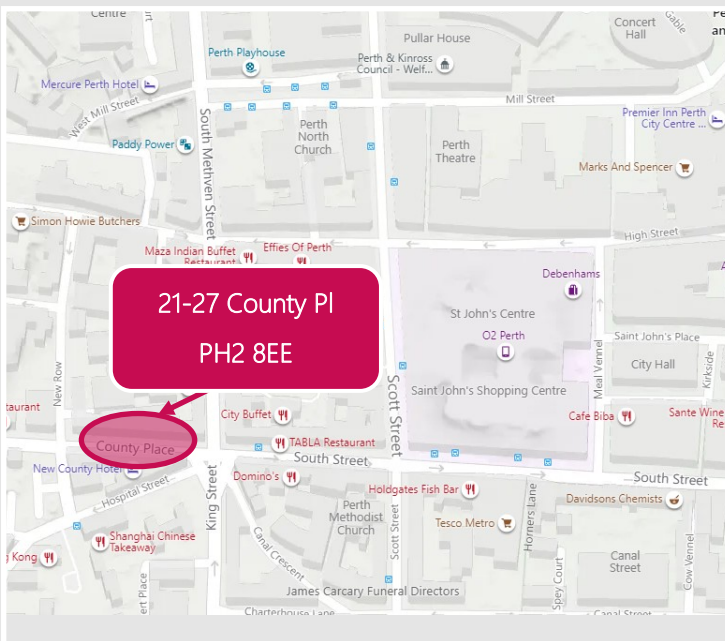
Each party will be responsible for their own legal costs.

**Enquiries to:**

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