



Cafe, 37a South Methven Street, Perth PH1 5NU

To Let

Café/Shop

69.85 sq m (751 sq ft)

- Fully Fitted Cafe ready for immediate occupation
- City Centre Location
- Plenty on-street car parking
- Adjacent to recently renovated St Paul's Church open/performance space
- 100% rates relief (subject to eligibility)
- £173 per week
- Café equipment and furniture available by separate negotiation

Location

The property is located on the west side of South Methven Street close to the recently renovated St Paul's Church which is now open a public performance space and greatly improves the immediate area. It is also close to the junction of Perth High Street and with ample parking available in the surrounding areas it makes this a busy street and attractive street with few vacant properties.

Description

The property comprises a fully fitted café with seating area and customer toilet within the open plan front section and staff kitchen and store located to the rear. The café fixtures and fittings pertain to the existing tenant however they will be made available to purchase by separate negotiation.

Accommodation

We have measured the property to have a net internal area of approximately 69.85 sq m (751 sq ft).

Lease Terms

We are seeking an annual rental of £9,000 per annum exclusive of vat (if applicable).

Business Rates

The shop has a Rateable Value of £7,900 effective 1 April 2017. As such the incoming tenant is likely to benefit from 100% small business bonus relief.

Energy Performance Certificate

Available on request.

Legal Costs

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

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