



56-58 Watergate, Perth, PH1 5TF | To Let / May Sell
Commercial unit suitable for various uses, 282 sq m (3,035 sq ft)



Property Highlights

- Commercial unit suitable for various uses
- Modernised internally to a good standard
- Suitable for sub-division
- Air conditioned throughout
- Disabled toilets & modern kitchen facilities
- Adjacent to large public car park where permits can be bought on a monthly basis
- City Centre location close to all amenities
- Competitive rental available

Location

The property is located on Watergate in Perth City Centre close to all City Centre amenities and close to the new City Hall redevelopment which will house the Stone of Destiny once completed. There is a large public car park adjacent to the subject property.

Description

The premises comprise a commercial property formerly occupied by the Perthshire Advertiser. The main accommodation is over ground and first floors however there is a basement and second floor also suitable for storage purposes. The property extends to approximately 282 sq m (3,035 sq ft) of Net Internal Area and could be sub-divided and leased on a floor-by-floor basis if required.

Rent & Terms

On application.

Rateable Value

The property has a Rateable Value of £22,000 w/e 1 April 2023. If occupied on a floor-by-floor basis it is likely the RV for each floor will be below the £12,000 required to apply for 100% rates relief under the small business bonus scheme.

EPC

E Rating

VAT

The property is not vat elected therefore no vat will be payable on the rent.

Legal Costs

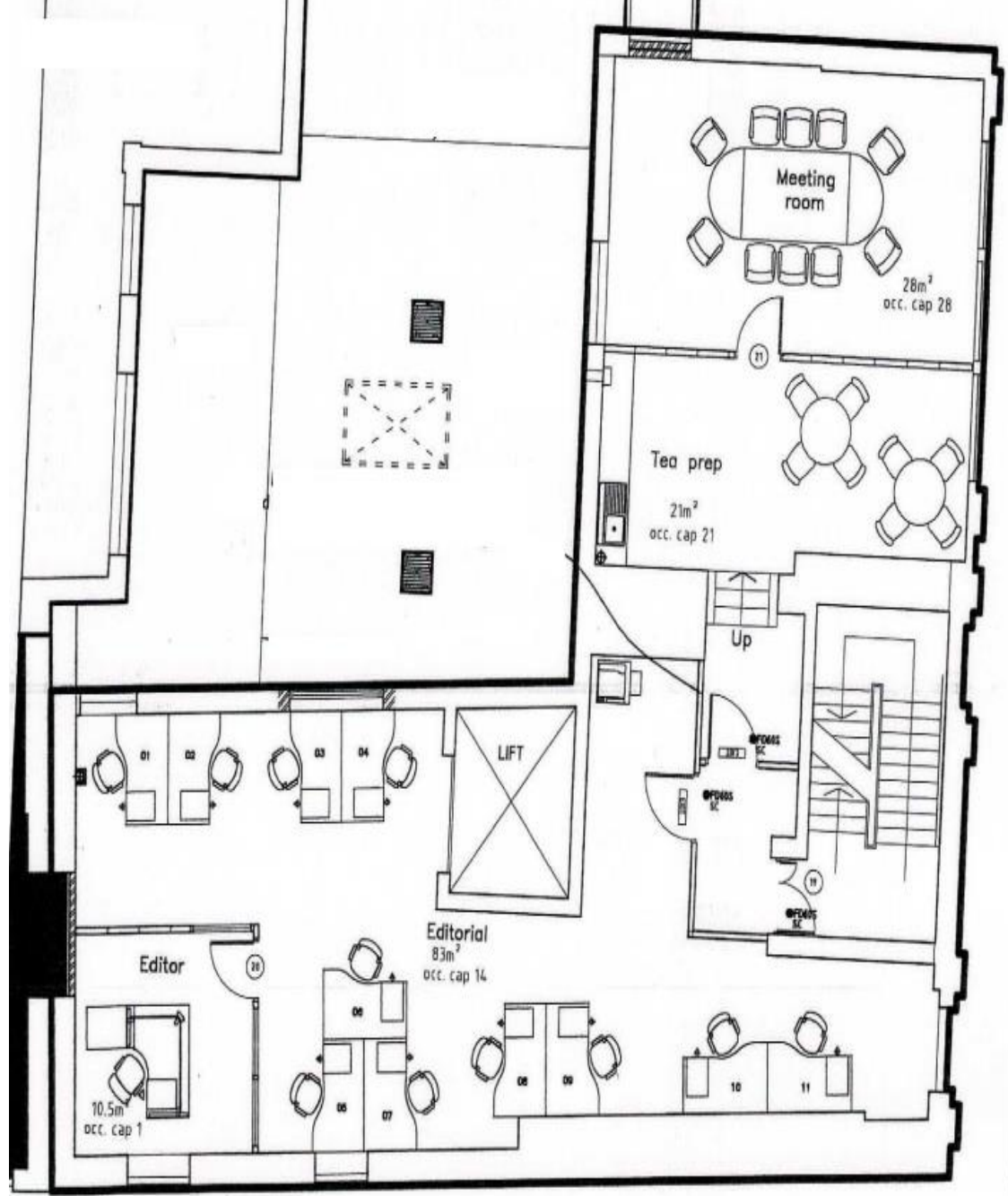
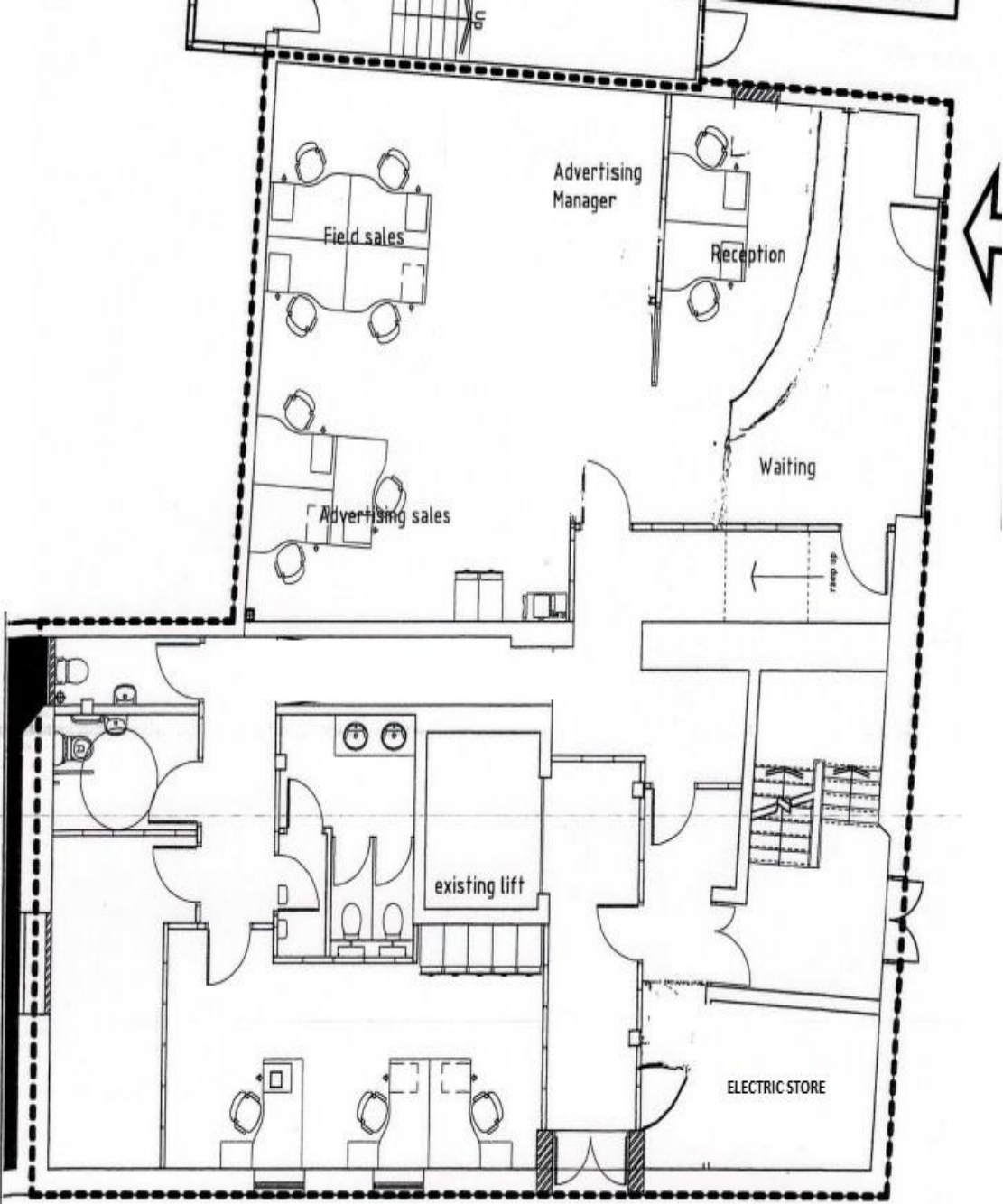
Each party will be responsible for their own legal costs. The incoming tenant will be responsible for any LBTT and registration dues if applicable.

All Enquiries

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