

52 — 58
High Street
Perth . PH1 5TH

City Centre Redevelopment

**NEW RECONFIGURED
RETAIL /
RESTAURANT /
LEISURE
UNITS AVAILABLE**

TO LET / MAY SELL

- Reconfigured premises providing 2 units at ground floor with separate 1st floor unit
 - Class 3 (Restaurant) and Class 11 (Leisure) consents obtained
- New £26.5m Perth City Hall Museum opening in 2024
 - New museum to bring an additional 162,000 visitors a year





DESCRIPTION

The premises comprise a double retail unit with extensive frontage arranged over the ground and 1st floor of a two storey stone built building under a pitched and slated roof. The premises benefit from rear servicing.

Planning has been secured to sub-divide the premises in to 3 separate units - 2 units at ground floor and 1 unit at 1st floor, with a dedicated entrance of the High Street. Further information and plans on request.

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PERTH CITY HALL MUSEUM

The return of the Stone of Destiny to Perthshire, 700 years after its controversial removal from Scotland, will become the centrepiece of the new £26.5 million Perth City Hall museum, which is now due to open in 2024. The restoration project aims to deliver a new 1,500 sq m exhibition space alongside a 150 sq m learning suite, 250 sq m collections-handling area and up to 275 sq m of commercial visitor facilities, including a café and retail space.



LOCATION

Perth is located approximately 44 miles north of Edinburgh and is known as 'The Gateway to the Highlands' due to its proximity to the Cairngorms which are easily accessible via the A9. As a consequence Perth is a popular stop off for tourists on their route north. The premises occupy a 100% prime location on Perth's pedestrianised High Street.

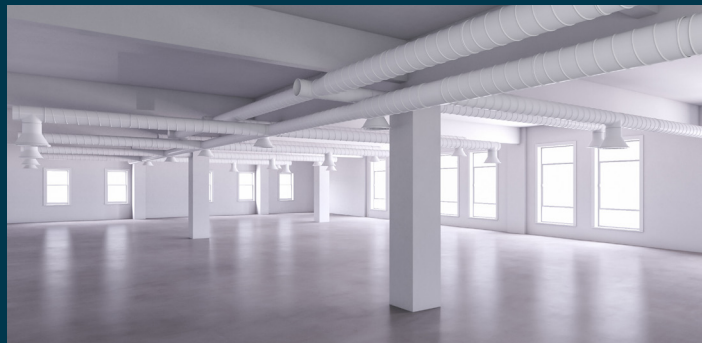
More specifically the premises are located on the south side of the High Street in the block bounded by King Edward Street and Kirkgate. Nearby occupiers include M&S, Superdrug, HSBC, Caffè Nero, Fat Face and TUI. Round the corner on St John's Place are a number of local bars and restaurants. The city centre will be boosted with the 2024 opening of the £26.5 million Perth City Hall Museum.



ACCOMMODATION

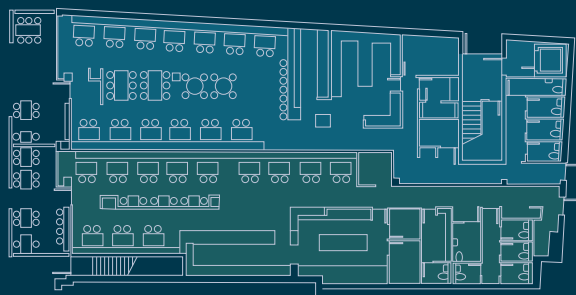
The net internal areas are as follows:

Floor / Unit	Sq Ft	Sq M
Ground Floor - Unit 1	1,900	176.51
Ground Floor - Unit 2	1,950	181.16
First Floor	4,098	380.71
Total	7,948	738.38

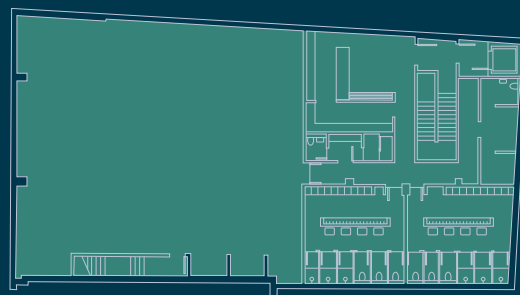


FLOOR PLANS

PROPOSED GROUND FLOOR



PROPOSED FIRST FLOOR



RATING

The premises are entered into the 2017 Valuation Roll as follows:

2023 Proposed Value	£48,600
Commercial Rate Poundage (exclusive of water and sewerage rates)	£0.524
Rate Poundage	TBC
Rateable value to be advised on completion of subdivision works.	

PLANNING

Following a successful planning application the premises now benefits from Class 3 (Restaurant) and Class 11 (Leisure) consents along with Class 1 (Retail) consent under the Town & Country Planning (Use Classes) (Scotland) Order 1997.

RENT

On application.

LEASE TERMS

The premises are available on the basis of a new long term Full Repairing and Insuring lease subject to 5 yearly upward rent reviews

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with this transaction. For the avoidance of doubt, the ingoing tenant will be responsible for Land and Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

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EPC

A copy of the EPC and Recommendation Report can be provided on request.

PRICE

On application.

ENTRY

By agreement.

VIEWING & FURTHER INFORMATION

Strictly by appointment through the sole letting agent:



Graeme Duncan
graeme@smartandco.co.uk
01738 318 100

Culverwell

0141 248 6611
www.culverwell.co.uk

Andrew Britton
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