



Double shop unit, 86 to 96 Canal Street, Perth, PH2 8HX

To Let

2 x Retail Units

98.08 sq m (1,056 sq ft)

- Capable of being leased as two single units or one larger unit
- Conveniently located in City Centre on busy street
- Good decorative condition
- 100% rates relief available (subject to eligibility)
- **£433 per month per retail unit**

Location

The office is located in Perth City Centre on Canal Street being a busy road providing excellent frontage and visibility.

Description

The property comprises two retail units that were previously opened up with internal access door. Each unit is broadly the same size and should be viewed to appreciate the standard of fit-out internally.

Accommodation

We have measured the property to have a net internal area of approximately 98.08 sq m (1,056 sq ft). Each unit is broadly the same size.

Lease Terms

Our client is seeking a rental in the region of £10,400 per annum for both units.

VAT

All rents are quoted exclusive of vat which may be payable.

Business Rates

86-90 Canal Street has a Rateable Value of £5,400 effective 1 April 2023.

92-96 has a Rateable Value of £5,100 effective from 1 April 2023.

The incoming tenant is likely to be eligible for 100% rates relief.

Energy Performance Certificate

Available on request.

Legal Costs

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

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Important Notice

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