

CITY CENTRE RETAIL UNIT

- > NIA: 73 SQ. M. (785 SQ. FT.)
- > PROMINENT RETAIL LOCATION OPPOSITE ST. JOHNS CENTRE
- > EXTENSIVE RETAIL FRONTAGE
- > ASKING RENT: OIEO - £10,000 PER ANNUM
- > PROPERTY HAS BEEN OCCUPIED BY CLIENT SINCE 1975 AND IS NOW ON MARKET DUE TO RETIREMENT



TO LET / MAY SELL

104 SOUTH STREET, PERTH, PH2 8PA

CONTACT: Jonathan Reid, j.reid@shepherd.co.uk, T: (01738) 638188 www.shepherd.co.uk



LOCATION

Perth, which has a population of approximately 45,000 persons (source: Perth & Kinross Council), is the principal area of Perth & Kinross district and has recently been awarded city status.

Historically known as the gateway to the Highlands, Perth enjoys close proximity to Scotland's main cities with 90% of the country's population accessible within 90-minute drive time. Dundee lies approximately 22 miles to the east with Edinburgh 43 miles to the south and Glasgow 61 miles to the southwest.

Perth is located at the base of the River Tay in the heart of Scotland with the A9 and A90/M90 giving easy access to Dundee, Edinburgh, Glasgow and the south beyond.

The premises are centrally and prominently located upon South Street opposite the entrance to St Johns Shopping Centre.

Surrounding occupiers comprise a mix of local and national retailers a number of which have been established within this location for many years.

DESCRIPTION

The subjects comprise ground floor retail premises contained within a modern mid terraced block with private residential accommodation above.

The subjects benefit from an extensive window display

area, with 2 large windows fronting onto South Street and another very large window fronting onto Ropemakers Close, the main entrance way to one of Perth's multistorey car parks.

The subjects would suit a variety of retail uses and alternative uses subject to planning.

ACCOMMODATION

We calculate the net floor area of the property extends to 73 sq.m. (785 sq.ft.) or thereby comprising sale area, store and W.C.

RATEABLE VALUE

The subjects have been entered in the valuation roll at a Rateable Value of £18,000.

The unified business rate for the financial year 2023/2024 is 49.8p exclusive of water and sewerage rates.

EPC

Awaiting further details.

TERMS

Our client is seeking rental offers in the region of £10,000 per annum for a negotiable period of time.

Alternatively, our clients will consider offers for the outright sale of their heritable interest.



LEGAL COSTS

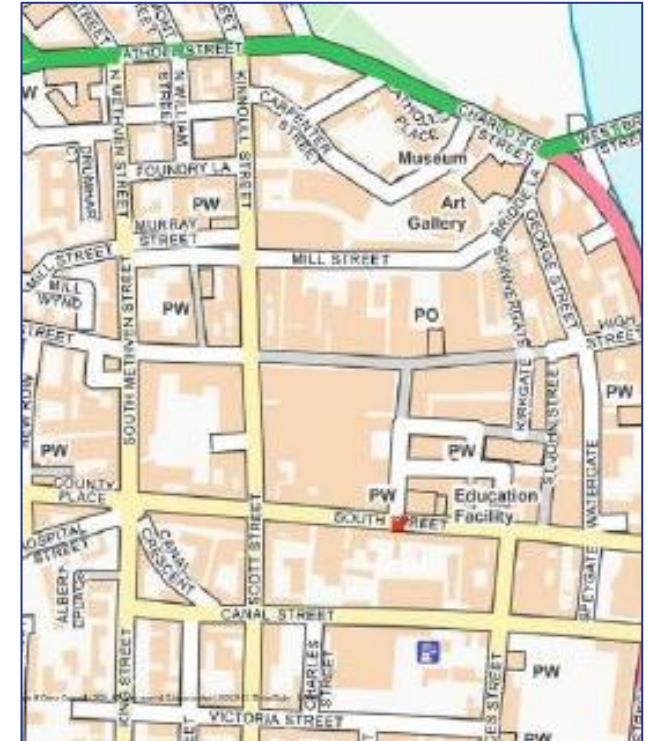
Each party to bear their own legal costs in connection with this transaction.

VAT

Prices are quoted exclusive of VAT.

ANTI MONEY LAUNDERING REGULATIONS

The money laundering, terrorist financing and transfer of funds (information on the payer) regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.



For further information or viewing arrangements please contact the sole agents:

Shepherd Chartered Surveyors 2 Whitefriars Crescent, Perth, PH2 0PA T: (01738) 638188
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www.shepherd.co.uk



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