

TO LET

POPULAR LOCAL SHOP

190 SOUTH STREET PERTH PH2 8NY

LOCATION

The property is situated on the south side of South Street between the junctions with South Methven Street and Scott Street within the centre of Perth.

This is a busy vehicular thoroughfare with significant levels of passing trade. On street and public car parking is available within the vicinity.

DESCRIPTION

The property comprises an attractive retail unit planned over ground and first floor, benefiting from an excellent retail frontage. Would be suitable for a variety of uses.

The ground floor comprises a large open plan retail area with rear staircase leading to the first floor which provides office, storage and staff facilities.

FLOOR AREAS

Ground Floor 80.85 sq m (870 sq ft)
First Floor 46.00 sq m (495 sq ft)

LEASE TERMS

Our client is offering the premises for lease on normal Full Repairing and Insuring Terms for a negotiable period.

RENT

Rental offers in the region of £15,000 per annum are invited.

RATEABLE VALUE

£12,000, effective from 1st April 2023.

ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC and Recommendation Report is available on request.

LEGAL COSTS

Each party to bear their own costs. The ingoing tenant to be responsible for registration dues, LBTT etc.



VAT

Not applicable.

VIEWING/FURTHER INFORMATION

Strictly by appointment through the joint agents:

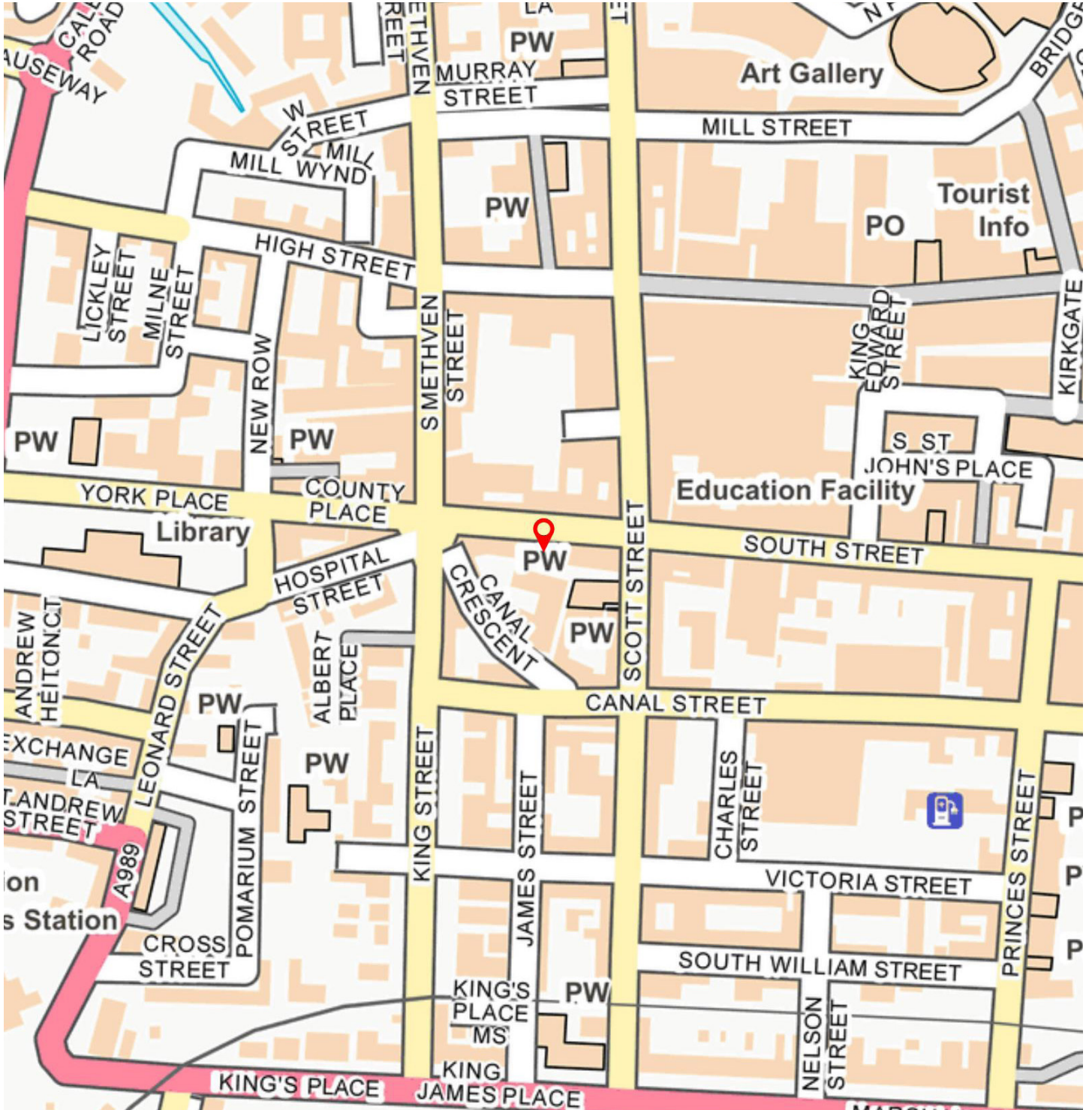


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