



116 -128, High Street, Perth, PH1 5UL.

To Let / May Sell





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Perth, PH1 5UL.

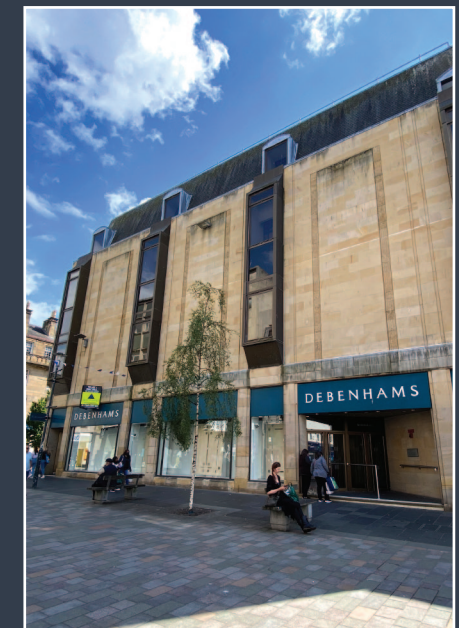
A vibrant retail destination in  
the heart of Perth City Centre.

### Location

Perth is located in the heart of central Scotland situated on the banks of the River Tay. The city benefits from a resident population in the order of 48,000 and draws on a substantially wider catchment. Often referred to as “the gateway to the highlands” given its geographical location, Perth acts as the main retail centre for the wider Perth & Kinross council district and successfully gained ‘City status’ in 2012. The city over recent years has diversified into insurance and banking and is also well known for its impressive culinary scene.

The subject property occupies a dominant prime corner location at the junction of High Street and King Edward Street in the heart of Perth town centre. Located close to the entrance to St John’s Shopping Centre, nearby tenants include: **Primark, Next, New Look and WH Smith.**

The property is also located diagonally opposite the redevelopment of the former Perth Town Hall. This exciting project will create a major new cultural attraction located in the heart of Perth Town Centre. At an estimated cost of £26.5m and a completion date of 2024, this will be a major new venue for Perth housing its own museum as well as showcasing travelling exhibitions from elsewhere in the UK and abroad. There will also be learning and community services for local residents.







## Accommodation

The premises comprise the whole building arranged over six floors and we have been advised by our clients the floor areas are as follows:

Ground Floor	12,945	sq ft
Basement	4,142	sq ft
First	13,491	sq ft
Second	13,124	sq ft
Third	11,601	sq ft
Fourth	3,629	sq ft
<b>Total</b>	<b>58,932</b>	<b>sq ft</b>

Alternative configurations are possible and split plans are available on request.

## Price/Rent

On application.

## Lease Terms

The premises are available on a new full repairing and insuring lease. Offers are also invited for a split of the unit. See example layouts overleaf.

## Planning

The site is located within Perth City Centre and is promoted for Town Centre uses under policy 10 in the adopted Local Development Plan (2019). This policy primarily supports Class 1 retail uses. Interested parties are advised to make their own enquiries with the Planning Department with regards to alternative uses.

## Rates

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

Rateable Value	£326,000
Commercial Rate Pounding	£0.516
(Exclusive of water and sewerage rates)	





# Floor Plans

These plans are examples of possible sub division options. Within reason our clients are prepared to work with occupiers to accommodate specific space requirements.



Ground Floor Plan - Option A  
(2 Units)



Ground Floor Plan - Option B  
(3 Units)

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## Viewing & Further Information

Strictly by appointment through the joint letting agents:

**CBRE**  
**0141 204 7666**  
[www.cbre.co.uk](http://www.cbre.co.uk)

Kevin Sims - 07590 485 299  
kevin.sims@cbre.com

Chris Humphrey - 07837 842 617  
Chris.humphrey@cbre.com

**SHEPHERD**  
 COMMERCIAL

Jonathan Reid  
07747 771 071  
j.reid@shepherd.co.uk

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