

- > RETAIL/FOOD PREMISES SUITABLE FOR A VARIETY OF POTENTIAL USES.
- > NET AREA 53 SQ M (570 SQ FT)
- > DIRECTLY ADJACENT TO BUSY CO-OP CONVENIENCE STORE
- > RENT - £8,000 PER ANNUM

ARGYLE TAKE-AWAY

TO LET

UNIT 1, ARGYLL ROAD, NORTH MUIRTON, PERTH

CONTACT: Jonathan Reid, 2 Whitefriars Crescent, Perth, PH2 0PA – j_reid@shepherd.co.uk – 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 subjects are located within the North Muirton Housing Estate which is a popular and densely populated residential area.

DESCRIPTION

The subjects comprise a single storey ground floor retail unit contained within a popular and busy neighbourhood retail parade comprising hot food takeaway , public house and Co-op Convenience Store.

The property consists of a rectangular shaped retail/serving area with kitchen, small store and W.C. to the rear.

Externally there is a shared servcve/delivery area.

The subjects would suit a variety of uses.

ACCOMMODATION	Sq M	Sq Ft
Ground Floor		
Sales/Serving area, Kitchen ,Store and WC	53	570
TOTAL	53	570

RATEABLE VALUE

Rateable Value - £4,800

The property therefore qualifies for 100% rates relief.

TERMS

Our client is inviting rental offers in the region of £8,000 per annum for a negotiable period.

EPC

Available upon request.

VAT

Prices quoted are exclusive of VAT.



LEGAL COSTS

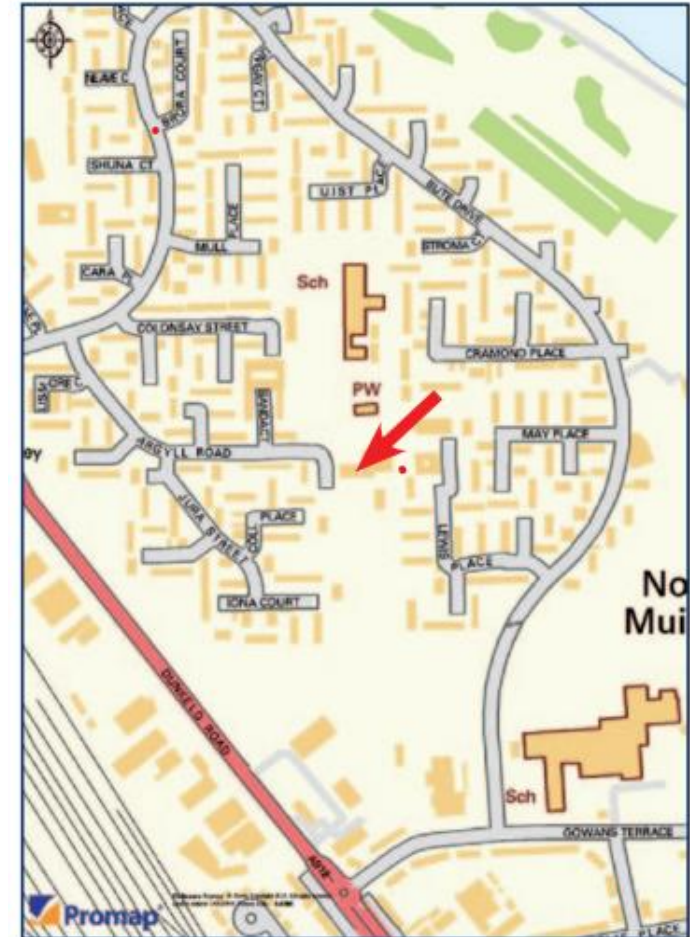
Each party to bear their own legal costs in connection with this transaction.

MONEY LAUNDERING

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 and 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.

VIEWING/FURTHER INFORMATION

Strictly by appointment with the sole letting agent.



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

Shepherd Chartered Surveyors Jonathan Reid, 2 Whitefriars Crescent, Perth, PH2 0PA –
j.reid@shepherd.co.uk – 01738 638188

www.shepherd.co.uk

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