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- > WELL LOCATED OFFICE/RETAIL PREMISES WITHIN POPULAR GEORGE STREET.
 - > BUILDING BEING REFURBISHED AS PART OF COMMON REPAIRING SCHEME
 - > 100% RATES RELIEF AVAILABLE.
 - > GROUND FLOOR – 36.32 SQM (391 SQ FT). BASEMENT – 28.69 SQM (309 SQ FT).
 - > OFFERS OVER £95,000.

FOR SALE

OFFICE/RETAIL PREMISES - 59 GEORGE STREET, PERTH, PH1 5LB

CONTACT: Jonathan Reid – 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 on George Street in close proximity to Mill Street and the pedestrianised High Street. George Street is a popular retail and office district comprising a number of independent retailers, pubs and restaurants. This location would suit a variety of occupiers.

DESCRIPTION

The subjects comprise ground and lower ground floor of a four storey and attic mid terraced stone-built tenement style property. The building is of stone construction with a pitched slate roof over.

The property has a traditional frontage with access directly into an open plan office with further partitioned office to the rear.

The lower ground floor is accessed via an internal stair and provides further office, kitchen and toilet accommodation.

RATEABLE VALUE

£7,000. The property therefore qualifies for 100% rates relief.

TERMS

Our client is inviting offers in excess of £95,000 for the Heritable interest.

LEGAL COSTS

The ingoing tenant shall be responsible for our client’s reasonably incurred legal costs within the transaction.

VAT

Prices are quoted exclusive of VAT.

VIEWING/FURTHER INFORMATION

Strictly by appointment with the sole selling agents.

ACCOMMODATION	SqM	SqFt
Ground Floor	36.32	391
Basement	28.69	309
TOTAL	65.01	700

The foregoing areas have been calculated on a net internal area basis in accordance with the RICS Property Measurement Guidance (2nd Edition)



Promap Landmark Information
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 Plotted Scale - 1:4000. Paper Size – A4

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

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

www.shepherd.co.uk



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