

RETAIL OPPORTUNITY

- > BUSY LOCATION
- > CAR PARKING NEARBY
- > SUITABLE FOR VARIETY OF USES
- > 100% SMALL BUSINESS RATES RELIEF
- > NET AREA – 35 SQM (380 SQ.FT)
- > RENTAL OFFERS IN REGION OF £7,800 PER ANNUM (£650 PCM)



TO LET

46 SOUTH STREET PERTH, PH2 8PD

CONTACT: Jonathan Reid – j.reid@shepherd.co.uk – 01382 878005 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.

Historically known as the gateway to the Highlands, Perth enjoys 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 at the eastern end of South Street which is a busy vehicular throughfare within the centre of Perth. The subjects are located in close proximity to Princes Street and surrounding occupiers include a number of local occupiers.

DESCRIPTION

The subjects comprise a mid-terraced ground floor retail unit contained within a traditional tenement building. The main walls are of solid stone construction whilst the roof over is pitched and clad in slates.

The subjects could be occupied as a variety of other retail uses.

RATEABLE VALUE

The subjects are currently entered in the Valuation Roll for local rating purposes as follows:

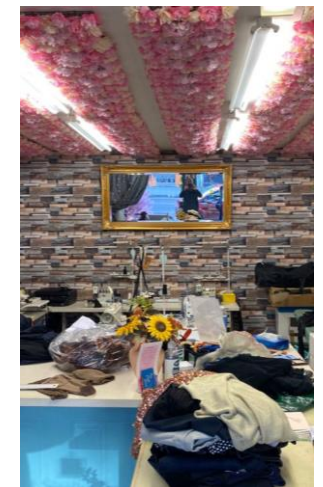
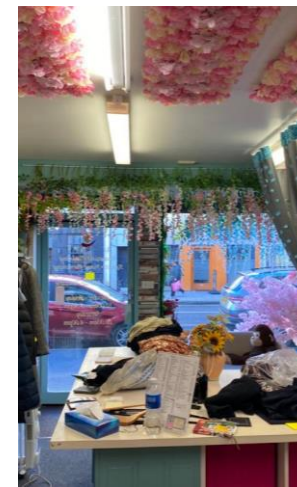
Rateable Value - £6,200

The unified Business Rate for the financial year 2023/2024 is 49.8p exclusive of water and sewage.

The premises therefore qualify for up to 100% Small Business Rate Relief.

ACCOMMODATION	m ²	ft ²
Sales Area,	35.3	380
TOTAL	35.3	380

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



EPC

Available upon request

TERMS

Our clients are seeking offers in the region of £7,800 per annum (£650 pcm) for a negotiable period of time.

VAT

VAT is not payable.

VIEWING/FURTHER INFORMATION

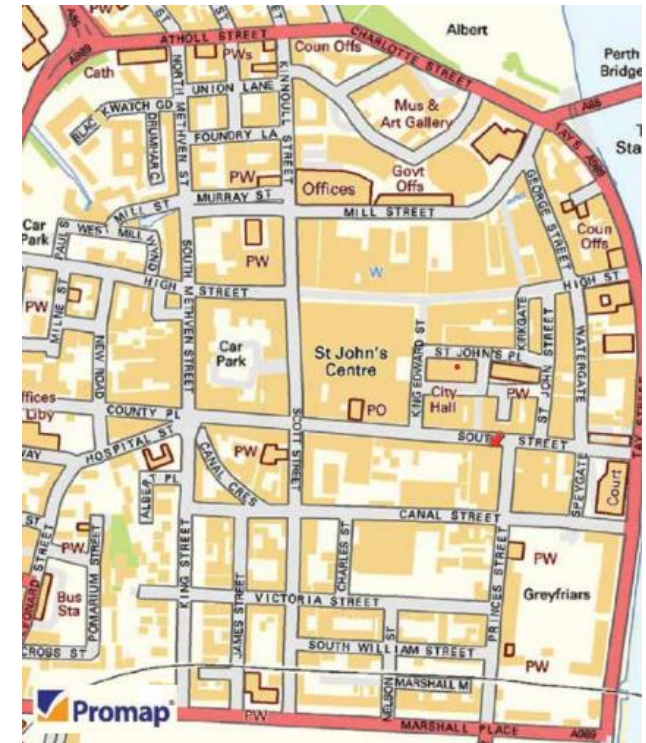
Strictly by appointment with the sole letting agent

LEGAL COSTS

Both parties shall be responsible for their own legal costs with the purchaser responsible.

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.



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 – Tel: 01738 638188

www.shepherd.co.uk



J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017. **PUBLICATION: NOVEMBER 2023**