

- > CITY CENTRE FOOD KIOSK AND CAFE ADJACENT TO BUS INTERCHANGE, CINEMA AND PERTH & KINROSS COUNCIL HQ
- > GROSS AREA – 44.69 SQ. M. (481 SQ. DT)
- > 100% RATES RELIEF AVAILABLE
- > RENTAL OFFERS IN EXCESS OF £8,000 PER ANNUM

TO LET

MILL STREET CAFÉ, PERTH, PH1 5HZ

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 was awarded City status in 2012.

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.

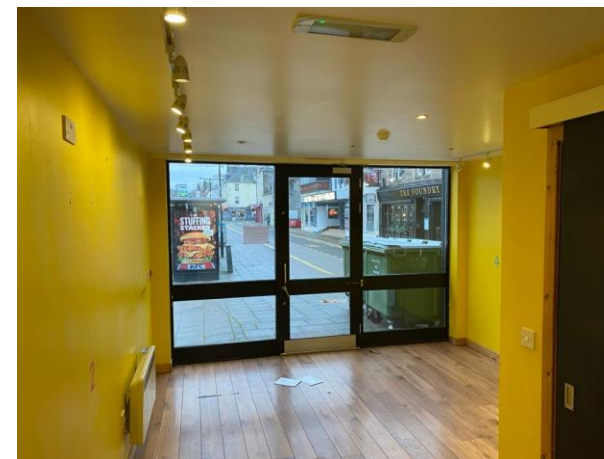
Perth is located at the base of the River Tay in the heart of Scotland with the A9 and A90/M90 giving easy access to Dundee, Edinburgh, Glasgow and the south beyond.

The subjects are prominently located within the City Centre adjacent to the bus interchange, Cinema, Perth & Kinross Council HQ and several licensed premises.

The property is centrally located between Mill Street and Murray Street.

DESCRIPTION

The subjects comprise a single storey detached food kiosk and cafe with internal serving area, kitchen and toilet facilities and additional serving hatch to Mill Street.



ACCOMMODATION	Gross Sq M	Gross Sq Ft
Ground Floor		
Serving Area, Kitchen and W.C.	44.69	481
TOTAL	44.69	481

TERMS

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

RATEABLE VALUE

Rateable Value – £6,700

EPC

Available upon request.

VAT

Prices quoted are exclusive of VAT.

LEGAL COSTS

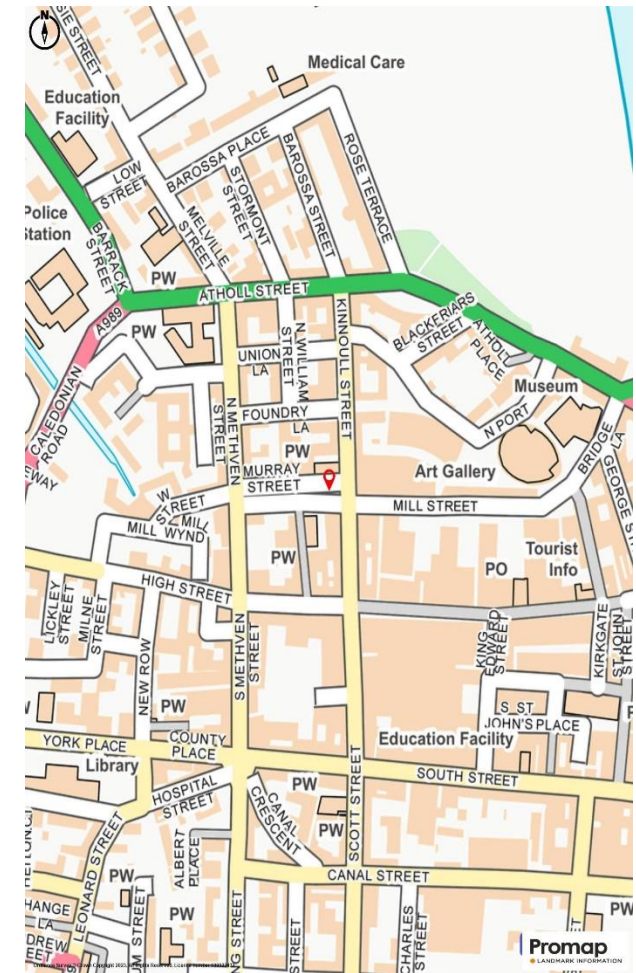
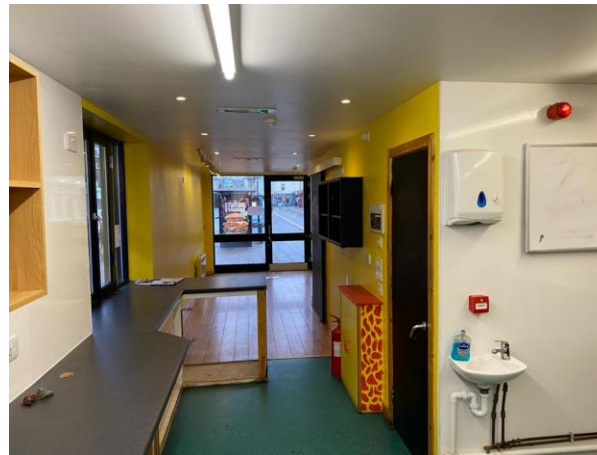
The successful tenant will be responsible for the Landlord's reasonably incurred legal costs.

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 on 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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