



INVESTMENT OPPORTUNITY

- > TWO ADJOINING RETAIL PREMISES GENERATING AN ANNUAL RENT OF £15,700 PER ANNUM
- > OFFERS IN EXCESS OF £150,000 REFLECTING A NET INITIAL YIELD OF 10.28%

FOR SALE

35 & 39 GEORGE STREET, PERTH, PH1 5LA

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 prominently located on George Street a good quality retail and commercial location within the centre of the town a short distance from the High Street.

DESCRIPTION

The subjects comprise two neighbouring retail units both contained within an historic three storey and attic traditional tenement building which dates from 1770 and is Category 'C' Listed.

The main walls are of stone construction whilst the roof is pitched and clad in slates.

35 George Street trades as George Street Tea Room whilst 39 George Street trades as Janet Eagleton & Son who are kilt and sporran makers.



ACCOMMODATION	Net Sq M	Net Sq Ft
35 George Street		
Serving/Seating Area, Storage, Kitchen and Toilet Facilities	48.18	519
39 George Street		
Retail Area, Changing Area, Store and Toilet with W.C.	55.64	599

TENANCIES

35 George Street is let Craig Donaldson & Mark Kinvig until 4th January 2028 (tenant break option in 2027). They have been in occupation since 2018. The annual rent is £8500. The tenant is responsible for internal repairs only.

39 George Street is let to Janet Eagleton at an annual rent of £7200. There is no lease for the property and the tenant has been in occupation for 25 years.

TERMS

Our client is inviting offers in excess of £150,000 for their heritable interest subject to the existing lease agreements. This reflects a net initial yield of 10.28%

RATEABLE VALUES

35 George Street - £7,900

39 George Street - £7,100

EPC

Available upon request.

VAT

Prices quoted are exclusive of VAT.

LEGAL COSTS

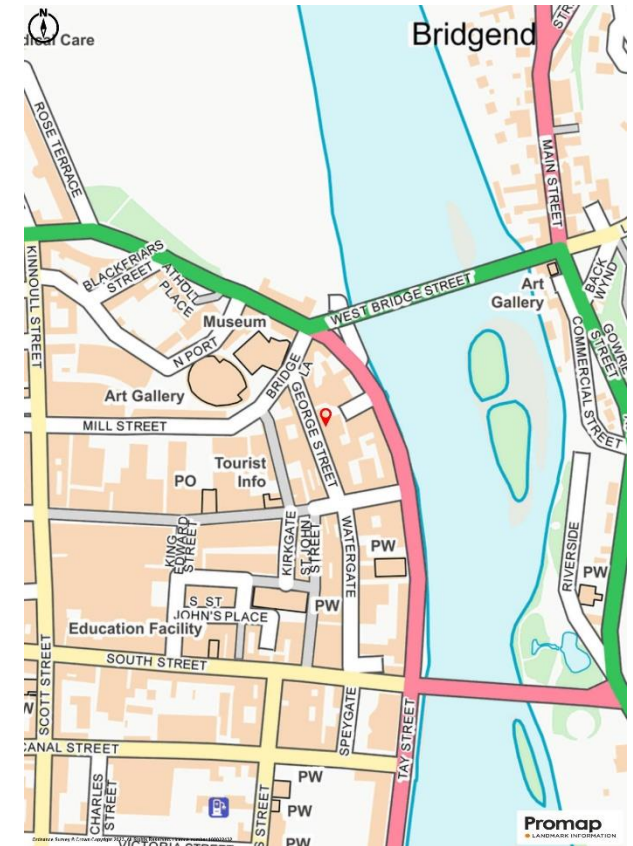
Each party to bear their own legal costs in connection with this transaction.

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 selling 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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