

RETAIL/OFFICE PREMISES

- > CITY CENTRE LOCATION
- > SUITABLE FOR VARIETY OF USES
- > 100% RATES RELIEF
- > NIA – 71.68 SQ. M. (772 SQ. FT.)
- > RENT - £10,000 PER ANNUM

HELL YEAH

GREEN PL
DRINKS HEADSHOP

TO LET

283 HIGH STREET, PERTH, PH1 5QN

CONTACT: Jonathan Reid – j.reid@shepherd.co.uk – Tel. 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 in a busy part of the High Street within the centre of Perth.

Surrounding occupiers comprise a number of other hair and beauty salons as well as public house, café and takeaway premises.

DESCRIPTION

The subjects comprise a ground floor retail unit contained within a mid-terraced building with private residential accommodation above.

The property comprises retail accommodation which has been refurbished and is well presented suitable for a variety of uses.

RATEABLE VALUE

The premises have been accessed for rating purposes and are entered into the Valuation Roll for the current year at:

Rateable Value: £7,200

The unified business rate for the financial year 2023/2024 is 49.8 pence exclusive of water and sewage.

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

ACCOMMODATION	m ²	ft ²
Ground Floor – Retail/Office Area, Kitchen, WC Facilities	71.68	772
TOTAL	71.68	772



EPC

Available upon request

TERMS

The property is available for lease for a negotiable term of years

Asking Rent - £10,000 Per Annum

VAT

Prices are quoted exclusive of VAT.

VIEWING/FURTHER INFORMATION

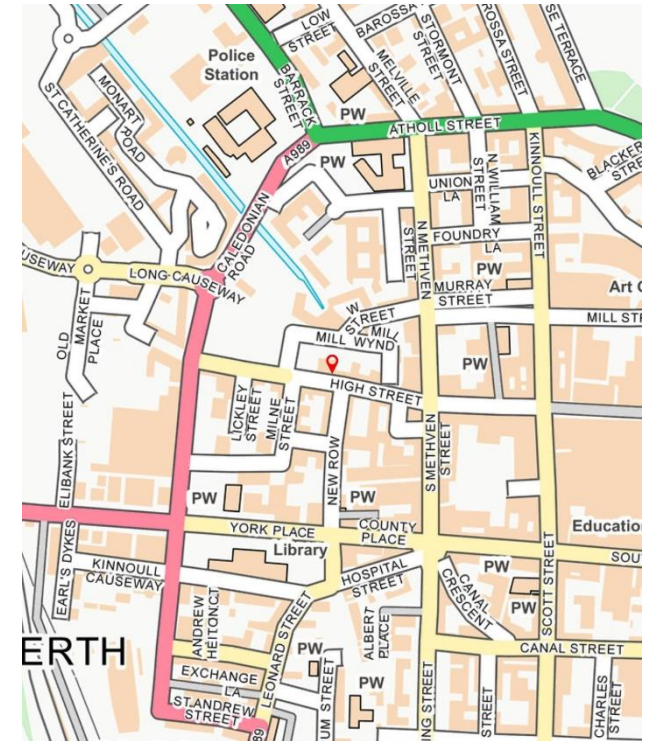
Strictly by appointment with the sole letting agent

LEGAL COSTS

Each party to bear their own legal costs in connection with this transaction with the ingoing tenant being responsible for any registration dues and VAT thereon.

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 purchaser 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, PB2 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: MARCH 2024**