

TO LET/MAY SELL

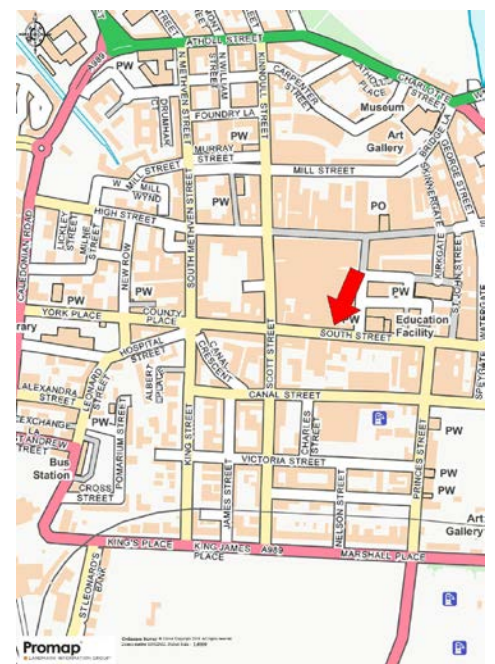
OFFICE/ RETAIL UNIT

(OTHER USES CONSIDERED SUBJECT TO CONSENTS)



65 — 69 SOUTH STREET, PERTH

- TOWN CENTRE LOCATION
- PROMINENT GLAZED FRONTAGE
- ON STREET CAR PARKING IN CLOSE PROXIMITY
- BUSY TRAFFIC THOROUGHFARE



LOCATION

The city of Perth has a resident population of approximately 46,000 persons, with the population of the surrounding catchment area estimated to be in the region of 130,000. Perth is situated approximately 20 miles west of Dundee, 40 miles north of Edinburgh and 60 miles north east of Glasgow, lying at the hub of Central Scotland's road network.

The subjects are situated on the north side of South Street between its junction with King Edward Street and St John's Street. Which is a busy traffic thoroughfare.

The St John's Shopping Centre, Tesco, Greggs and William Hill are all located within walking distance, making South Street a popular mixed-use area.

DESCRIPTION

The subjects comprise a Ground and First floor commercial unit contained within a 2-storey building of brick construction held under a pitched and slated roof.

Internally the property provides a large bright office/retail area at the ground floor with flexible office accommodation available on the upper floor.

The property lends itself to sub-division and therefore offers suitable space for office/retail/restaurant/studio accommodation.

AREAS/RENTS

Ground Floor:

Total – 148 sq m (1,593 sq ft)

Subdivision:

Unit 1: 73 sq m (796.5 sq ft)

Unit 2: 74 sq m (785.7 sq ft)

First Floor:

186 sq m (2,002 sq ft)

RATEABLE VALUE

According to the Scottish Assessors Association the subjects have a rateable value of £26,900.

The unified Business Rate for the year 2018/2019 is 48 pence.

TERMS

The property is available to lease on standard commercial Full Repairing and Insuring terms. Offers in the region of £30,000 are invited for the subjects in whole.

Rents for accommodation in part are invited.

Alternatively the property is available for sale with offers invited for the heritable interest.

ENERGY PERFORMANCE RATING

Information available upon request.

VAT

All prices quoted are exclusive of VAT if applicable.

FURTHER INFORMATION AND VIEWING

Further information and viewing arrangements are available by contacting the Sole Letting Agents, Messrs Graham + Sibbald.

To arrange a viewing contact:



Garth Davison

Associate

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IMPORTANT NOTICE

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