

TO LET / FOR SALE  
GROUND FLOOR OFFICE



65 — 69 South Street  
Perth  
PH2 8PD

- CITY CENTRE POSITION
- GROUND FLOOR - AVAILABLE IN PART OR WHOLE
- MAY QUALIFY FOR 100% RATES RELIEF
- FROM 604 SQ.FT TO 1,272 SQ.FT
- A SHORT DISTANCE FROM PERTH MUSEUM
- IDEAL FOR A VARIETY OF CLASS 1A OPERATORS

## 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.

Perth Museum, 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 floor office/commercial unit contained within a 2-storey building of brick construction held under a pitched and slated roof.

Accommodation can be made available in part or whole at ground floor level with the landlord proposing to sub-divide and create small, bright and attractive commercial units.

The subjects would suit a variety of Class 1A uses.

## ACCOMMODATION

The 2 units following subdivision will extend to the following Net Internal Floor Areas:

West Unit - 62.10 sq.m (668 sqft)

East unit - 56.2 sq.m (604 sqft)

## RENT/TERMS

The subjects are offered For Lease in part or whole. Further information available from the Sole Letting Agents.

Alternatively the ground floor is available For Sale with offers invited for the Heritable Title.

## RATEABLE VALUE

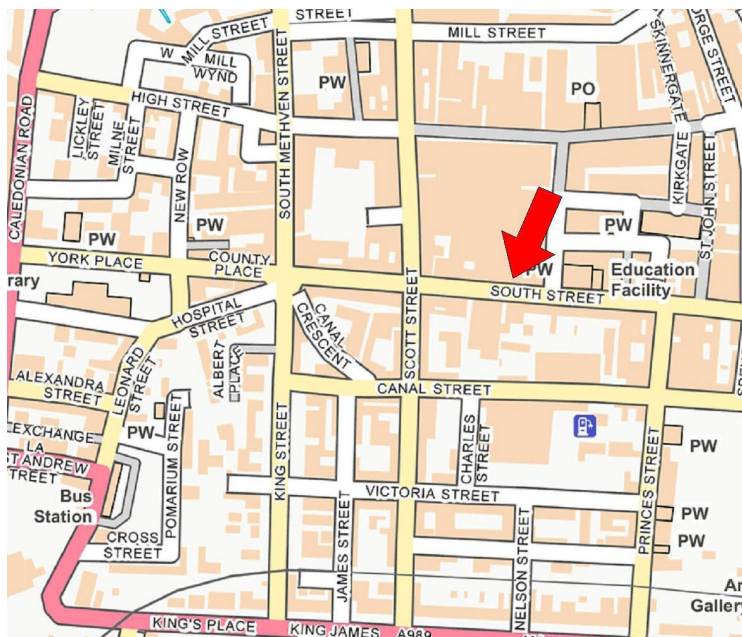
The property will require to be reassessed following subdivision works have been carried out. Interested parties should make their own enquiries in this regard.

## ENERGY PERFORMANCE RATING

Information will be available upon completion.

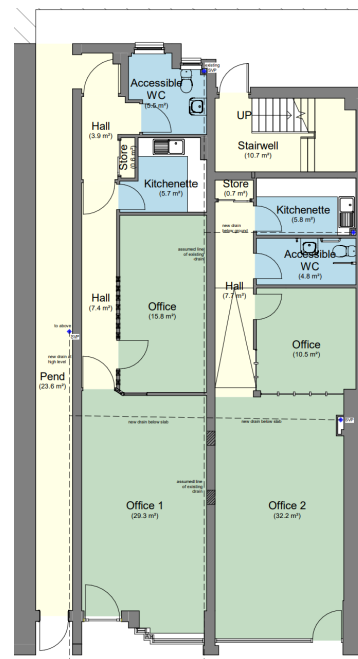
## VAT

The property has been elected for VAT.



## FURTHER INFORMATION AND VIEWING

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



To arrange a viewing please contact:



**Garth Davison**

Director

garth.davison@g-s.co.uk

01738 445 733



**Keith Scobbie**

Partner

keith.scobbie@g-s.co.uk

01738 445 733

## ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude

## IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
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6. Date of Publication: March 2024