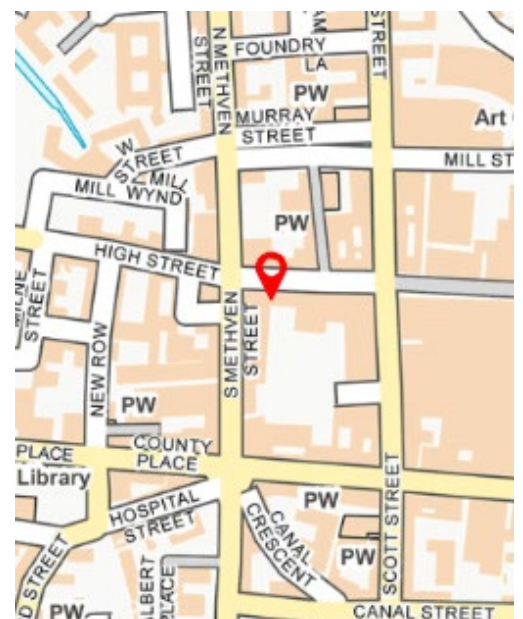




## 220-224 High Street, Perth, PH1 5PA

- Class 3 unit on busy high street location
- Surrounding operators include; Sainsburys, Savers, Pizza Express
- Ample on street car parking close by
- Unit in shell condition ready for operator fit out
- 190.44 sq m (2,050 sq ft)





## LOCATION

Perth, which has recently been awarded City status, is situated approximately 43 miles north of Edinburgh, 61 miles north east of Glasgow and approximately 22 miles to the west of Dundee.

Perth enjoys close proximity to Scotland's main cities with 90% of the country's population within a 90 minute drive time. Historically, known as the "Gateway to the Highlands" Perth has a resident population of approximately 45,000 and is the principal city within the Perth & Kinross district.

More precisely, the subjects occupy a prominent and a busy location on the south side of High Street, a short distance from the prime pedestrianised section of High Street. The immediate location is ever improving with surrounding occupiers including Sainsbury's, Pizza Express, Savers and Barclays Bank.

## DESCRIPTION

The subjects comprise a ground floor Class 3 unit contained within a mid terrace tenement building. Upper floor accommodation comprises recently converted residential accommodation.

The subjects benefit from excellent glazed display frontage onto High Street. Access to the property is directly off High Street via a recessed pedestrian entrance door. Internally, accommodation is regular in its configuration and has the benefit of a Class 3/Restaurant consent. The property is currently in a shell condition ready for new operators fit-out.

## ACCOMMODATION

We have measured the property in accordance with the RICS Property Measurement 2nd Edition and estimate the subjects extend to the following Net Internal Area - 190.44 sq m (2,050 sq ft).

Accommodation is laid out with main restaurant/seating area, public WC facilities and commercial kitchen to the rear.



## LEASE TERMS

The subjects are available to let on Full Repairing and Insuring terms for a period to be negotiated. Offers in the region of £19,950 per annum exclusive are invited. Letting incentives may be available from the landlord depending on lease terms agreed and tenant covenant.

Alternatively the property may be available For Sale. Further information available from the Sole Agents.

## EPC

Available from the sole letting agents.

## RATING ASSESSMENT

The subjects have been entered in the Scottish Assessors Association website with a Rateable Value of £20,300

The unified Business Rate 2023/2024 is £0.498 excluding water and sewage rates.

## VAT

Prices are quoted 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:



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## 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: October 2023