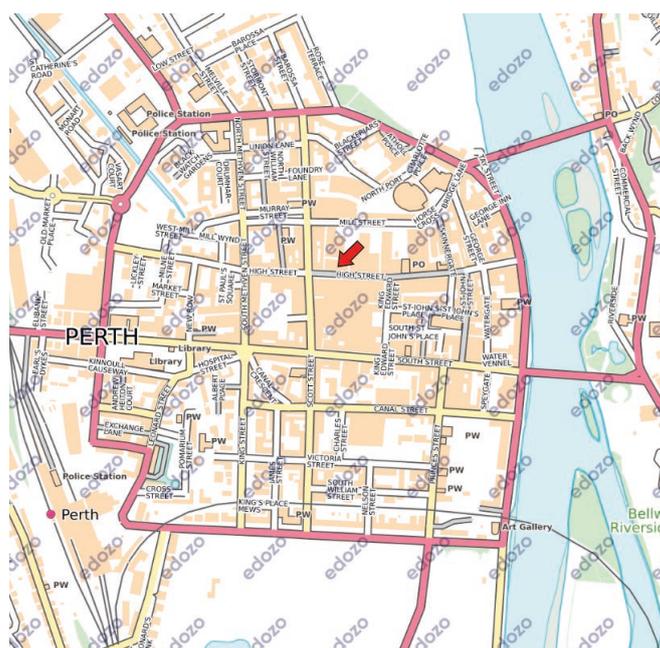




139 HIGH STREET, PERTH PH1 5UN

- GROUND FLOOR RETAIL — 54.52 Sqm (586 sq ft)
- ANCILLARY UPPER FLOOR ACCOMMODATION
- PRIME HIGH STREET TRADING PITCH
- NEIGHBOURING NATIONAL TRADERS; Boots, Clarks, Primark, Paperchase
- SUITABLE FOR A VARIETY OF COMMERCIAL USES



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.

In 2012, Perth was awarded city status making it Scotland's newest city. The historic setting attracts a large influx of tourism and offers a number of events throughout the year while the city centre itself has attracted a mix of both independent and national retailers.

More precisely, the subjects are situated on the north side of High Street, in the prime section of High Street opposite the St John's Shopping Centre. The surrounding area has good mixture of national retailers, to include; Boots, Clarks, Primark, Paperchase etc.

DESCRIPTION

The subjects comprise a ground floor retail unit, with upper floor ancillary accommodation which is accessed separately. The property is contained within a mid-terraced tenement building.

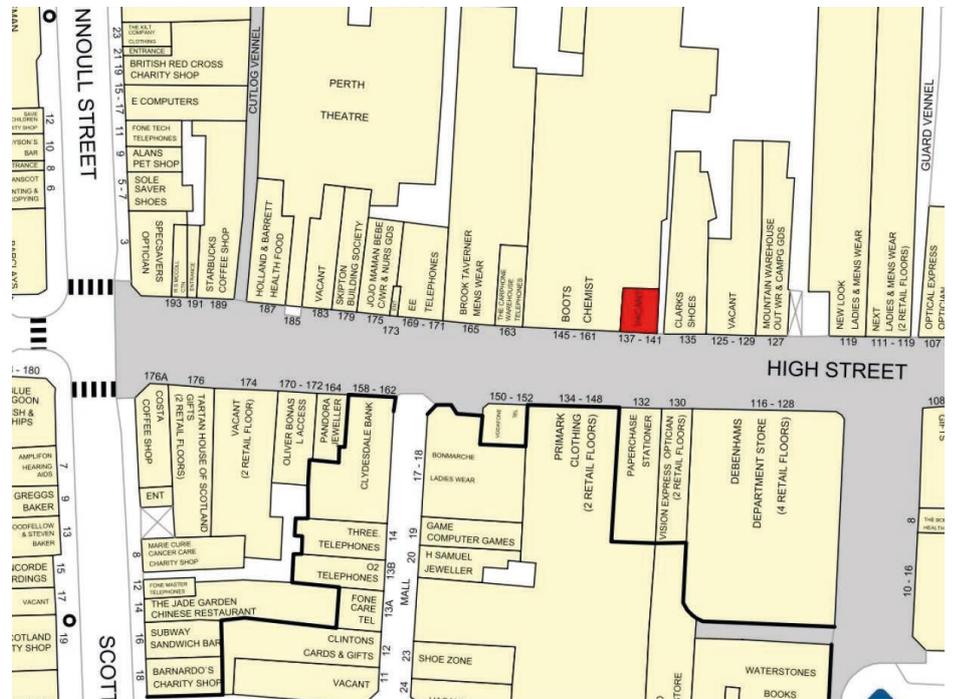
The subjects have the benefit from good window display frontage onto High Street. Internally the subjects are regular in their configuration, suitable for a variety of commercial uses.

The property is currently tenanted on a short term licence agreement. Further information from the Sole Selling Agent.

ACCOMMODATION

We have measured the subjects in accordance with the RICS Property Measurement 2nd edition and calculate the following Net Internal Area:

Description	Sq m	Sq ft
Ground Floor	54.52	586
First Floor	43.96	473
Second Floor	45.07	485
Third	21.09	227



PRICE

The subjects are available for sale with offers in the region of £300,000 invited.

Alternatively the subjects are available To Let. Further information from the Sole Letting Agent.

EPC

Available upon request.

RATEABLE VALUE

The subjects are entered in the Valuation Roll at a Rateable Value of £29,000.

The unified business rate for the year 2022/23 is 49.8p exclusive of water and sewerage rates.

LEGAL COSTS

Each party will be responsible for their own legal costs.

VAT

For the avoidance of doubt all figures quoted are exclusive of VAT unless otherwise stated and any prospective tenant should satisfy themselves independently as to the incidence of VAT involved in this transaction.

FURTHER INFORMATION AND VIEWING

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

To arrange a viewing please contact:



Garth Davison
Director
01738 445733
Garth.Davison@g-s.co.uk



Murray Watson
Surveyor
01738 445733
Murray.Watson@g-s.co.uk

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.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: November 2022