



**10, 12 & 14 St. John Street
Perth, PH1 5TQ**

- Mixed Commercial & Residential Investment
- City centre location
- 1 x Café Unit — Income £15,800 per annum.
- 4 x Residential Flats — Income £19,080 per annum
- Available in part or whole
- Café — Region of £190,000
- Flats — Region of £255,000

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.

In 2012, Perth was awarded city status. The historic setting attracts a large influx of tourism and offers a number of events throughout the year whilst the city centre boasts a mix of both independent and national retailers.

The subjects as situated on the east side of St. John Street, a popular mixed use location a short distance from High Street.

The approximate location is shown by the OS plan.

DESCRIPTION

The subjects comprise 1 x commercial unit laid out over ground and basement levels with 4 x residential flats above.

10/12 St John Street - The café at ground floor trades as Food & Thing Limited and is well presented and modern

Circa 164 sq. ft (1,755 sq.ft) approx.

We have measured the property in accordance with the RICS Property Measurement (2nd Edition),

14a St John Street — 1 bedroom second floor flat.

14b St John Street — second floor bedsit.

14e St John Street — 1 bedroom third floor flat.

14f — 1 bedroom first floor flat.



RATEABLE VALUE

The commercial subjects have a Net and Rateable Value of £14,900.

The unified business rate for the year 2023/2024 is 49.8p exclusive of water and sewerage rates.

The residential properties have the following Council Tax Band ratings —

14a St John Street — Band A

14b St John Street — Band A

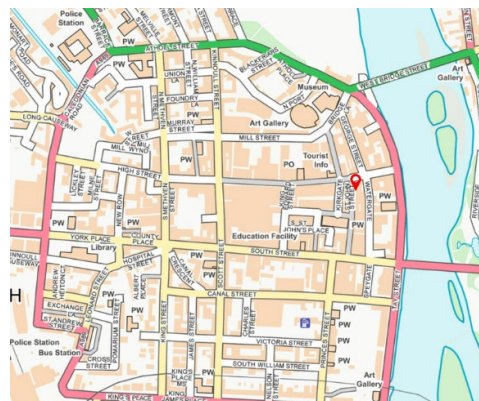
14e St John Street — Band A

14f St John Street — Band A

Interested parties should make their own enquiries in this regard.

TENANCY AGREEMENTS

10/12 St John Street — the subjects are let out to "Food & Things Limited" at an annual rent of £15,800 per annum. The lease commenced on the 9th February 2018 for a 10 year period. The lease was subsequently extended to the 8th February 2033 subject to break options on the 8th February 2025 and 2030. The lease is drawn up on FRI terms.



14a St John Street - £400 per month

14b St John Street - £285 per month

14e St John Street - £380 per month

14f St John Street - £525 per month

TERMS

The subjects are available For Sale together or as separate lots as follows;

10/12 St John Street — Offers in the region of £190,000

Flats 14a,b,e,f St John Street — Offers in the region of £255,000

(this represents a 10% discount from total Market Value)

LEGAL COSTS + VAT

Each party to bear their own legal costs associated with this transaction.

For the avoidance of doubt, all figures are quoted exclusive of VAT.

EPC

Available on request.

VIEWING

Viewing is through the Sole Selling/Letting Agents.

To arrange a viewing please contact:



Garth Davison

Garth.Davison@g-s.co.uk

01738 445 733



Keith Scobbie

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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5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: August 2023