







63 South Street Perth, PH2 8PD

- CLASS 1A UNIT
- ESTABLISHED SECONDARY TRADING LOCATION
- EXTENSIVE GLAZED DISPLAY WINDOW
- AMPLE ON STREET CAR PARKING CLOSE-BY
- RENT £12,000 PER ANNUM
- NIA: 109 SQ.M (1,173 SQ.FT)

#### 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.

More precisely, the subjects are situated on the north side of South Street. South Street is a popular secondary location and acts a busy traffic thoroughfare through Perth city centre. Ample on street car parking is available.

The approximate location is shown by the OS plan.

#### **DESCRIPTION**

The subjects comprise a ground floor retail unit contained within a mid-terraced traditionally constructed building. The property benefits from a prominent and extensive glazed display frontage.

Internally the property is largely open plan in it's nature and regular in configuration offering a bright retailing area with rear staff facilities and WC.

The property may suit a variety of commercial uses subject to the required consents.

#### **ACCOMMODATION**

We have measured the property in accordance with the RICS Property Measurement (2nd Edition), which incorporates the RICS Code of Measuring Practice (6th Edition), to arrive at the following Net Internal Floor Area: 109 SQ.M (1.173 SQ.FT).

### **RATEABLE VALUE**

The subjects have a Net and Rateable Value of £16,000.

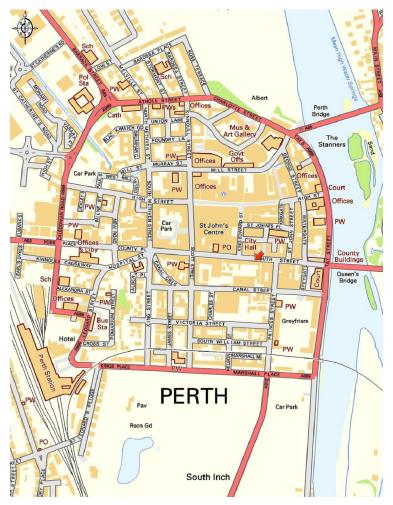
The unified business rate for the year 2023/2024 is 49.8p exclusive of water and sewerage rates.

# **TERMS**

The subjects are available To Let at a rent of £12,000 per annum.

It is anticipated that the lease will be structured on standard commercial terms for a period to be negotiated.

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



# **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 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

### **IMPORTANT NOTICE**

- 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.
- 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.
- 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: October 2023