

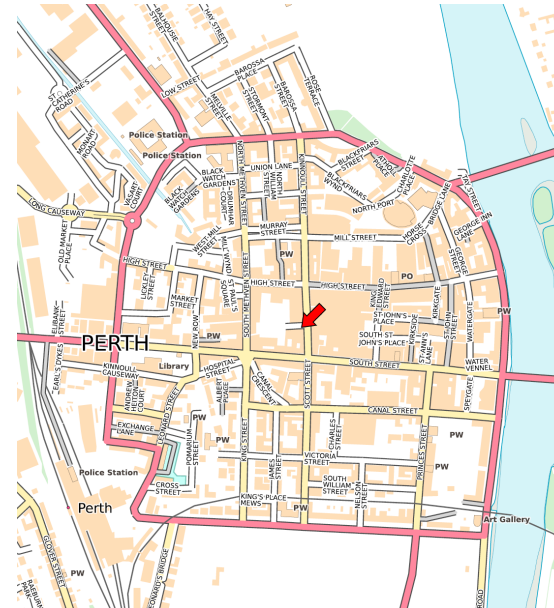
TO LET — Following Refurbishment

CLASS 1A/RETAIL



23 Scott Street
Perth
PH1 5EH

- Affordable class 1a unit
- Popular city centre location
- Ample car parking close by
- Suitable for a variety of commercial uses (stc)
- NIA: 111.0 sq.m (1,195 sq.ft.)
- May qualify for Rates Relief



To arrange a viewing please contact:



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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 west side of High Street and Scott Street, close to its junction with High Street and Scott Street and close to Scott Street carpark.

Surrounding and neighbouring properties are mixed commercial with a mixture of national and local tenants.

The approximate location is shown by the OS plan.

DESCRIPTION

The subjects comprise a ground floor Class 1a unit contained within an attractive end

terraced stone and slate building. The property benefits from a prominent glazed display frontage directly onto Scott Street.

Accommodation is regular in configuration comprising a main retail area with rear storage, staff and WC facilities.

The property will be available To Let following refurbishment and would be suitable for a variety of operators.

ACCOMMODATION

We have measured the site 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 Area:

111.0 sq.m (1,195 sq.ft).

RENT

The subjects are available To Let at rent in the region of £14,000 per annum.

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

EPC

The subjects have a G rating

RATEABLE VALUE

The subjects have a Net and Rateable Value of £13,100

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

LEGAL COSTS + VAT

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

All prices are quoted exclusive of VAT.

VIEWING + OFFICE ADDRESS

Viewing is through the Sole Letting Agents.

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.
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6. Date of Publication: March 2024