



Prominent Office, 7 Atholl Place, Perth, PH1 3DU

To Let

Office with parking
164 sq m (1,761 sq ft)

- Highly prominent office
- 2 private car spaces
- Accessible City Centre Location
- £1,250 per month rental
- RV of £10,800 meaning potentially no business rates payable (subject to eligibility)

Location

The property is situated on the corner of Atholl Place and Blackfriars Street in a highly prominent roadside position and facing the North Inch in Perth City Centre.

Description

The property comprises an office over ground floor with a mix of open plan and cellular offices. Heating is provided via gas fired boiler and wet radiator system and lighting is predominately by way of ceiling mounted fluorescent lights. It is anticipated that the property will be fully redecorated prior to the new tenant occupying the office.

There are two small external areas to the rear and two car parking spaces within the private Atholl Place road. Pay and display on-street parking is also widely available.

Accommodation

We have measured the property to have a net internal area of approximately 164 sq m (1,761 sq ft).

Lease Terms

We are seeking an annual rent of £15,000 per annum exclusive of vat for a negotiable period.

Business Rates

The property has a Rateable Value of £10,800 meaning that subject to the tenant's occupation of additional properties they may be eligible for 100% small business rates relief.

Energy Performance Certificate

Available on request.

Legal Costs

Each party will be liable for their own legal costs incurred.

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Important Notice

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