

PRESTIGIOUS FIRST FLOOR OFFICE TO LET



Suite 5, Old Academy Building, Rose Terrace, Perth

SUITE 5, 6-7 ROSE TERRACE, PERTH, PH1 5HA

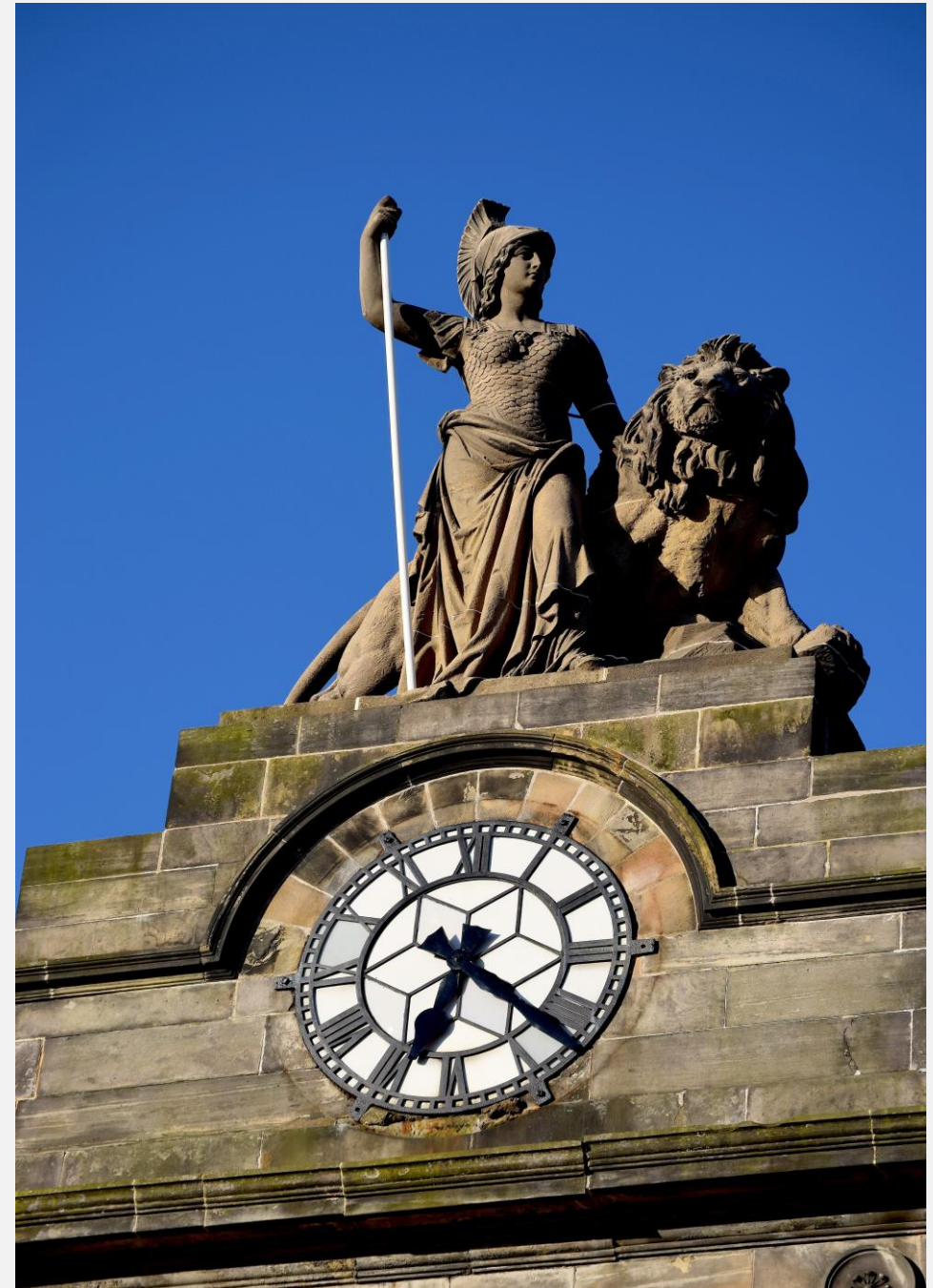
PRESTIGIOUS FIRST FLOOR OFFICE

EXTENDING TO 153.73 sq. m (1,655 sq. ft)

- ✓ Prominent front facing office overlooking North Inch
- ✓ Private car spaces available at separate cost
- ✓ 100% rates relief available to eligible occupiers
- ✓ Modernised office with gas central heating
- ✓ Self-contained with toilet and kitchen
- ✓ Prestigious location and office address
- ✓ Close to City Centre and local amenities

SMART&CO.
surveyors & property consultants

www.smartandco.co.uk



First Floor

LOCATION

With an estimated population of 125,000 the city of Perth is the region's principal retail destination located in the heart of Scotland and benefitting from excellent transport links to the rest of the country's motorway and rail networks.

The property is prominently situated close to the city centre and overlooking the North Inch and River Tay beyond. Private car parking is available to the rear of the building and public short stay car parking is available immediately to the front of the building.

Major private employers in Perth include Aviva, SSE and Stagecoach.

LEASE TERMS

The property is available for lease on Full Repairing and Insuring lease terms for a negotiable period. There is a service charge for the office details of which will be provided to seriously interested parties who have carried out a viewing of the property.

Further details are available from the sole agents upon request.



DESCRIPTION

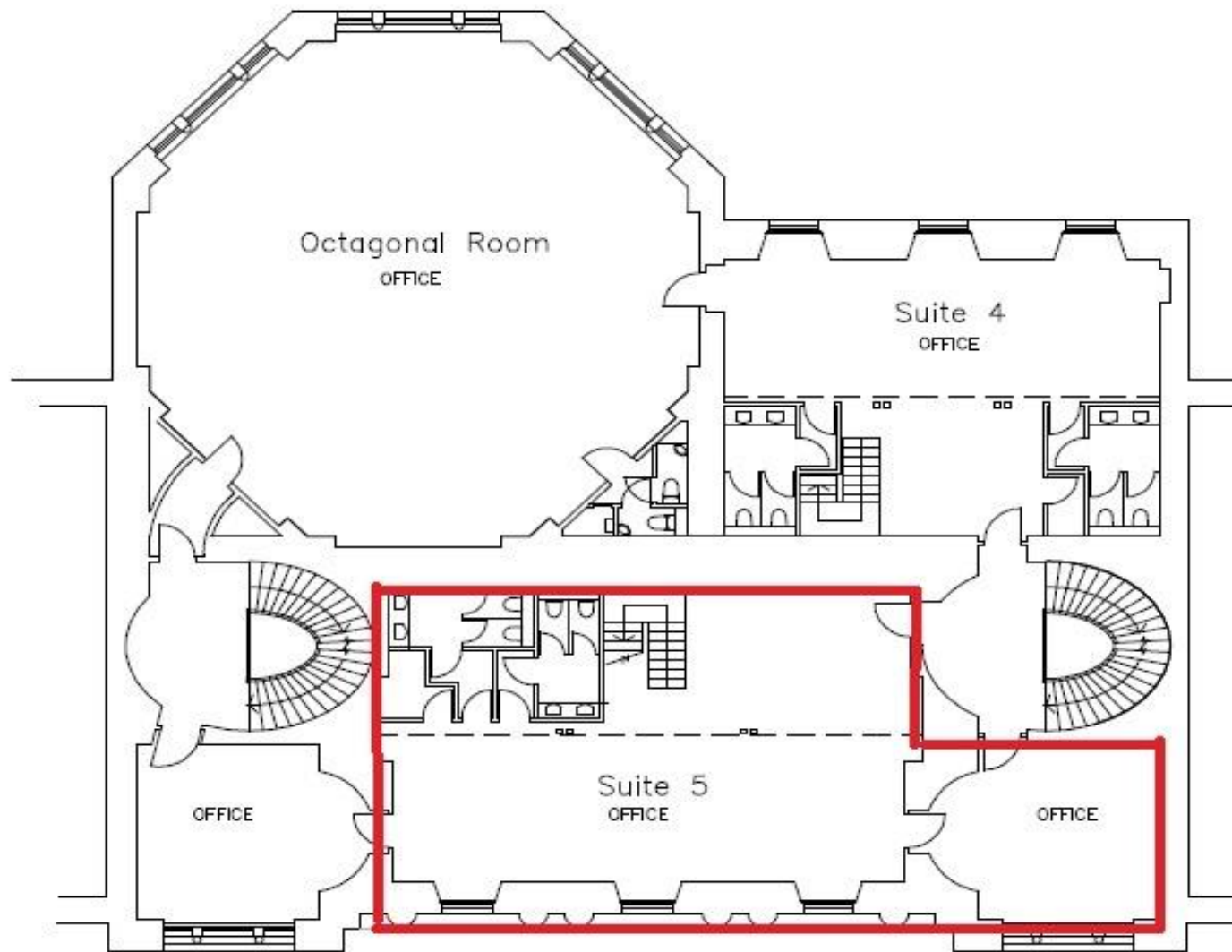
The subjects comprise a self-contained first floor office within an imposing Grade A listed former school building. The office has been fully modernised and most recently has been upgraded with gas fired central heating.

Occupiers within the building include: Family Tree Farms, Caledonian Physiotherapy Services and Perth Yoga Studio.

Rose Terrace is a mixed-use street with several high-quality offices, children's nursery and residential occupiers. On street public car parking is available immediately to the front with private spaces available by separate negotiation to the rear.

The subjects have been measured and we have calculated the Net Internal Floor area as follows:

Description	Area sq m	Area sq ft
First floor incorporating mezzanine	153.73	1,655



FIRST FLOOR PLAN

BUSINESS RATES

We understand the subjects have a Rateable Value of £16,000 w/e 1 April 2017 however we believe that this also include the neighboring office and have asked the Assessor to have this removed from value. That being the case we expect an amended entry to fall below the £15,000 threshold that would allow 100% rates relief.

LEGAL COSTS

Each party shall bear their own legal costs incurred in connection with this transaction. The purchaser or ingoing tenant shall be responsible for any Stamp Duty Land Tax / Land and Buildings Transaction Tax, VAT or Registration Dues incurred thereon.

VAT

VAT will be payable.

EPC

Awaiting result.

SERVICES

The subjects benefit from a communal gas fired heating system and water supply. Each suite is individually metered for electricity. The incoming tenant will need to bring in their own telecoms line and broadband.

SAT NAV: Postcode is PH1 5HA

VIEWING & FURTHER INFORMATION

Graeme Duncan

07954 815 365

graeme@smartandco.co.uk

Doug Smart

07850 517 323

doug@smartandco.co.uk

Messrs Smart & Co for themselves and for vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Messrs Smart & Co has any authority to make or give any representation or warranty whatever in relation to this property. February 2017.