

# TO LET

## 56-76 ST JOHN STREET PERTH

### LOCATION

Perth is one of Scotland's most affluent cities and is the administrative centre for Perth & Kinross Council. It is strategically positioned at the heart of Scotland at the hub of the country's transport network. The city is located about 43 miles north of Edinburgh, 24 miles west of Dundee and 63 miles north east of Glasgow at the meeting point of the M9, M85 (A85) and A9 roads.

The city has a resident population of 50,000 and is rapidly growing. Perth's potential retail catchment population is 1.98 million, with 338,000 living within a 30 minute drive time. The total core catchment expenditure is estimated at £631 million annually.

Perth College UHI constitutes the largest single campus of the University of Highlands & Islands, which offers qualifications all the way up to Masters level.

Perth is a popular tourist destination and tourism accounts for around 12% of total employment in the area. In 2014 the area received approximately 1.9 million visits.

### DESCRIPTION

The former department store at 56 to 76 St John Street is arranged over basement, ground and 3 upper floors. It comprises retail accommodation, a cafe, office accommodation and storage. The premises can be accessed from St John Street and Watergate.

### ACCOMMODATION

We have measured the subject premises and have calculated the following approximate main dimensions and floor areas:

|              |                     |                       |
|--------------|---------------------|-----------------------|
| Ground       | 1,386.4 sq m        | (14,923 sq ft)        |
| Basement     | 616.8 sq m          | (6,639 sq ft)         |
| First        | 1,029.4 sq m        | (11,080 sq ft)        |
| Second       | 551.7 sq m          | (5,939 sq ft)         |
| Third        | 408.5 sq m          | (4,397 sq ft)         |
| Fourth       | 3.3 sq m            | (36 sq ft)            |
| <b>Total</b> | <b>3,996.1 sq m</b> | <b>(43,014 sq ft)</b> |

## RETAIL UNIT



### EPC RATING

A copy of the EPC is available on request.

### RENT

£110,000.

### RATEABLE VALUE

£106,750.

### VAT

VAT will be applicable.

### VIEWING/FURTHER INFORMATION

Strictly by appointment through the sole agent:



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