

TO LET

72 ST JOHN STREET PERTH PH1 5SN

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 property is a self contained ground floor retail unit with basement storage located on the main thoroughfare. Nearby occupiers include **Beales, Lakeland and Edinburgh Woolen Mill.**

ACCOMMODATION

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

Ground Floor Net	153.32 sq m	1,650 sq ft
Basement	98.42 sq m	1,059 sq ft

PLANNING

The existing property has operated a Class 1.

EPC RATING

A copy of the EPC is available on request.

RETAIL UNIT



LEASE TERMS

The unit is available on the basis of a new full repairing and insuring lease.

RENT

£32,500 per annum.

RATING ASSESSMENT

The property has a Rateable Value of £28,400.

VAT

All terms are quoted net of VAT where applicable.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in a transaction. The incoming tenant will be responsible for any transactional property tax incurred and registration dues applicable.

ENTRY

By agreement.

VIEWING/FURTHER INFORMATION

Strictly by appointment through the sole agent:



Alan Stewart
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