



21 George Street, Perth, PH1 5JY

To Let

79 m² - 212 m²
850 sqft - 2,282 sqft

Retail Suite Within Grand Period Building in City Centre Location

SMART&CO.
surveyors & property consultants



21 George Street, Perth

- ✓ *Excellent City Centre Location*
- ✓ *Popular Street for Independent Traders*
- ✓ *Attractive Period Building*
- ✓ *Flexible Floorspace*
- ✓ *On Street parking Available Outside*



Ground Floor (front) 613 sqft



Ground Floor (mid) 236 sqft



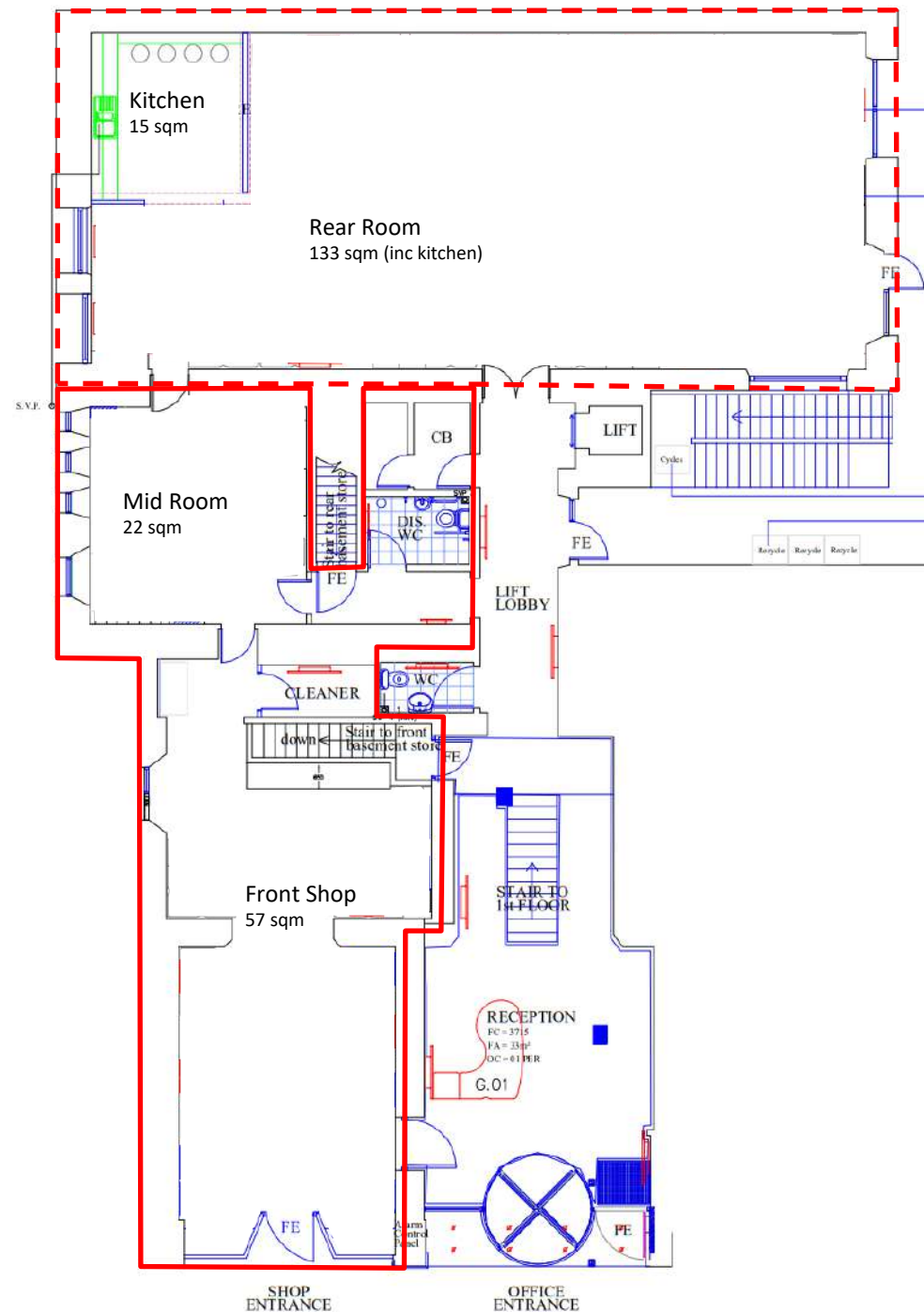
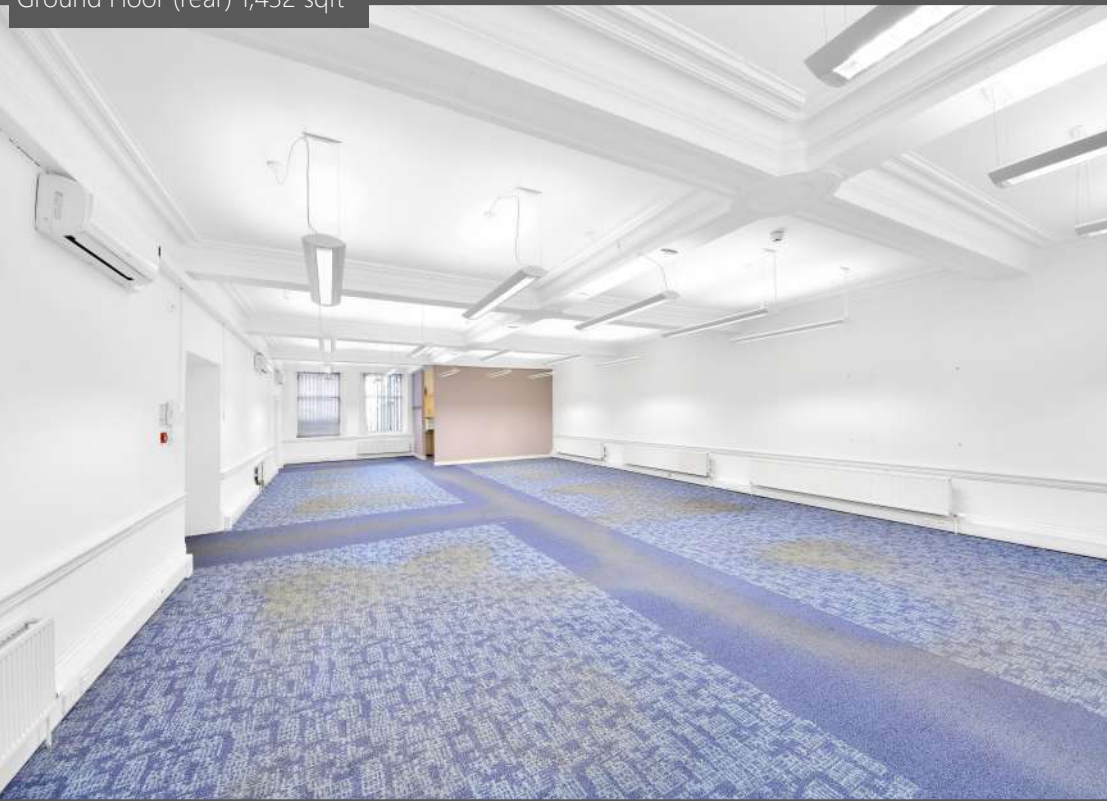
Ground Floor (back) 613 sqft



Ground Floor (kitchen)



Ground Floor (rear) 1,432 sqft



Ground Floor

Situation & Description

The city of Perth is the administrative and retail centre for the Perth and Kinross area with a resident population of 44,820 and is home to a number of world-class education and research institutions and major companies including; SSE, Aviva, Stagecoach and Highland Spring. Perth's immediate access to Scotland's national road network, airports and the city's superb rail links ensure quick and easy access to markets and national talent.

The property is situated in a prominent location on George Street in the heart of Perth city centre. George Street provides a choice of quality, independent retail and leisure offerings and Perth museum, art gallery & concert hall are located at the north end of the Street with the Perth and Kinross Council's HQ office at the other end.

Comprising part of the ground floor of an attractive, stone-built, Grade B-Listed property, the premises have been refurbished to a modern high quality standard, and offer bright spacious retail space with a large glazed front elevation. To the rear of the main retail area is another room which could be used for further sales, staff or storage and provides access to the self-contained WC.

A further room providing 133 m² (1,432sqft) of open-plan space including a fitted kitchen is situated at the back of the premises and can be leased in addition to the front rooms.

Lease Terms

The ground floor rooms are available either individually or in combination with upper floor office suites on flexible lease terms to be agreed. Rent will depend on the space and lease terms agreed - interested parties should contact the sole agents to discuss.

Business Rates

The building has a single entry in the valuation roll so will require to be re-assessed upon agreement of individual lettings.

Legal Costs

Each party will be responsible for their own legal costs with the incoming tenant responsible for LBTT and registration dues.

Viewings / More Information

All enquiries to the sole agents:

Doug Smart

07850 517 323

doug@smartandco.co.uk

Graeme Duncan.

07954 815 365

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Specification : Bright Open Space Within Impressive Building, With own Kitchen and WC Facilities

Rent & Lease Terms : Flexible Lease Terms Available Upon Request

Use : Retail (other uses TBC)

Sizes : Suites from 850 sqft to 2,282 sqft

EPC : Upon Request

Rateable Value : TBC

Legals: Each Party to pay their own costs

Viewings by arrangement with the Sole Agents

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Important Notice: These particulars do not form part of any offer or contract and should not be relied upon as statements or representatives of fact. Smart & Co has no authority to make or give in writing or verbally any representation or warranties in relation to the property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. Smart & Co have not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting the property.

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