



Drummond House, 6 Scott Street, Perth, PH1 5EJ
To Let | 812.78 sq m (8,748 sq ft)



Property Highlights

- ✓ RENT ONLY £3 PER SQ FT
- ✓ City Centre office/studio accommodation
- ✓ Lift to all floors
- ✓ Suitable for variety of uses (subject to planning)
- ✓ Prominent location with lots of nearby amenities
- ✓ Mix of open plan and cellular accommodation
- ✓ Private entrance lobby with door entry system

Situation

Perth is the administrative and retail centre for the Perth and Kinross area with a resident population of 44,820 and was awarded City status in 2012. Perthshire is home to several 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.

Description

The property is situated in a prominent location on the corner of Perth High Street and Scott Street. Neighbouring occupiers include Costa, Greggs, Starbucks, Barclays Bank, Specsavers, Holland and Barrett and the newly refurbished Perth Theatre.

Drummond House comprises office/studio accommodation over two floors on the second and third floors of the building. The office has been refurbished in part. There is a communal kitchen, male and female toilet facilities on each floor and a lift serving all the accommodation. Heating is provided by a communal gas fired radiator system. Access to Drummond House is taken from Scott Street (opposite Greggs).

There is a door entry system that allows visitors to gain access and tenants will be provided with key fobs for direct access.

Accommodation

The entire first and second floors are available to let as a whole. See details below.

Description	Sq m	Sq ft	Annual Rent
Second Floor	417.16	4,490	£13,500
Third Floor	395.62	4,258	£12,800
Total	812.78	8,748	£26,300

Business Rates

There are multiple entries in the Valuation Roll for Drummond House as detailed below.

Description	Rateable Value
Office 1, Second Floor	£10,300
Office 2, Second Floor	£8,700
Office 3, Second Floor	£13,400
Office 1, Third Floor	£6,400
Office 2, Third Floor	£11,200
Office 3, Third Floor	£13,100

Terms

Our client is looking to lease the entire second and third floors for a nominal rent (£3 per sq ft) on Full Repairing and Insuring Lease terms.

VAT

The property is VAT elected so VAT will be payable on the rent.

Legal Costs

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

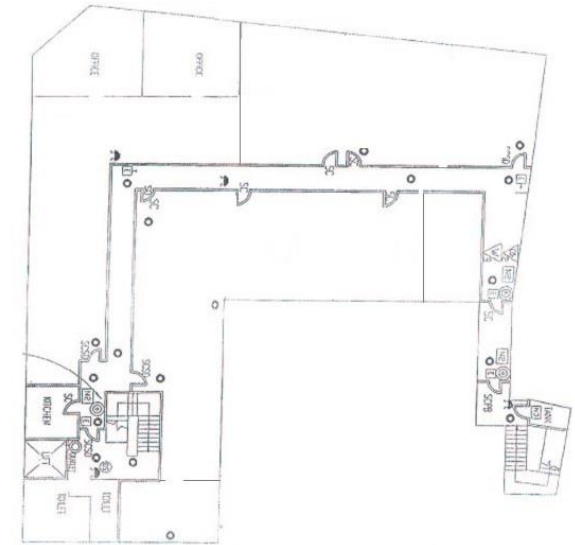
Energy Performance Certificate

EPC is available on request.

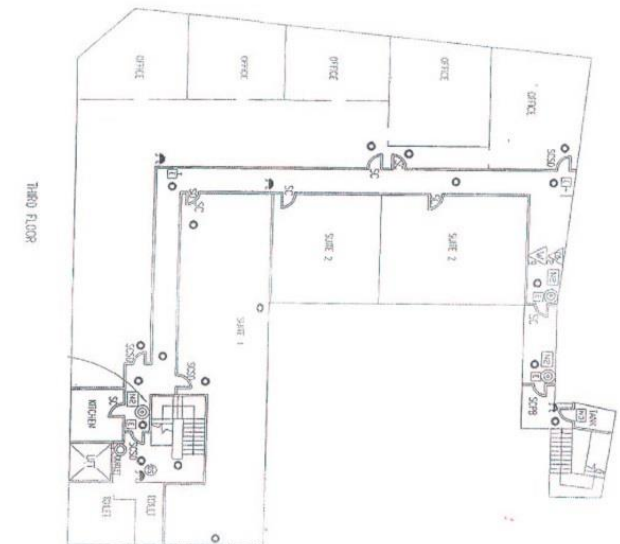
Enquiries to:

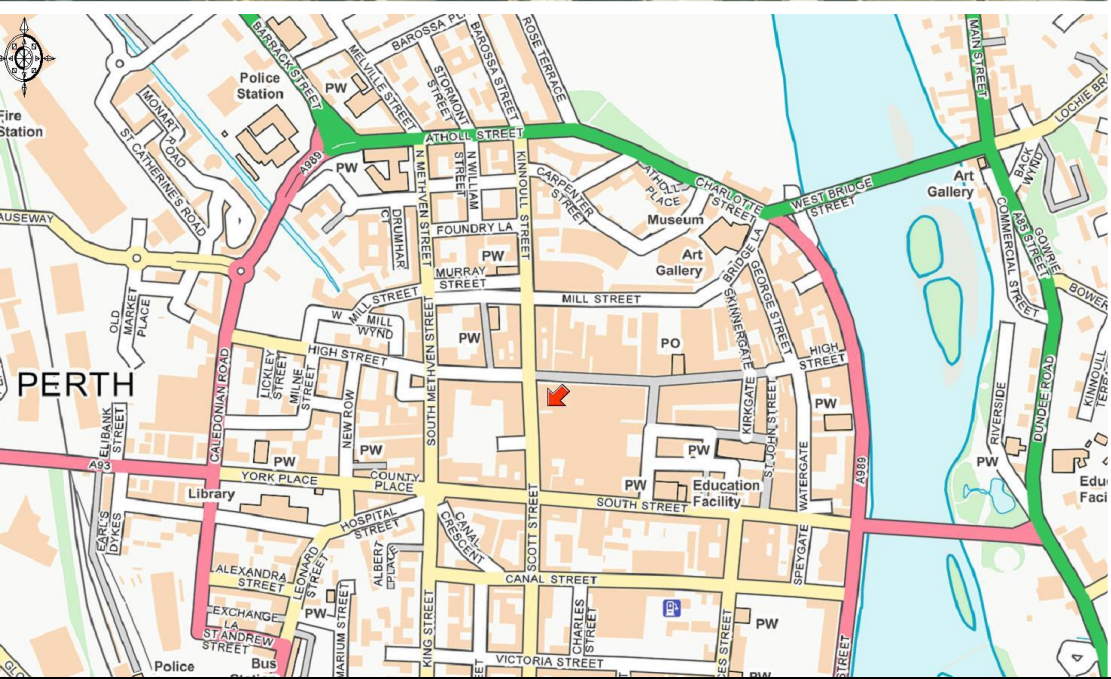
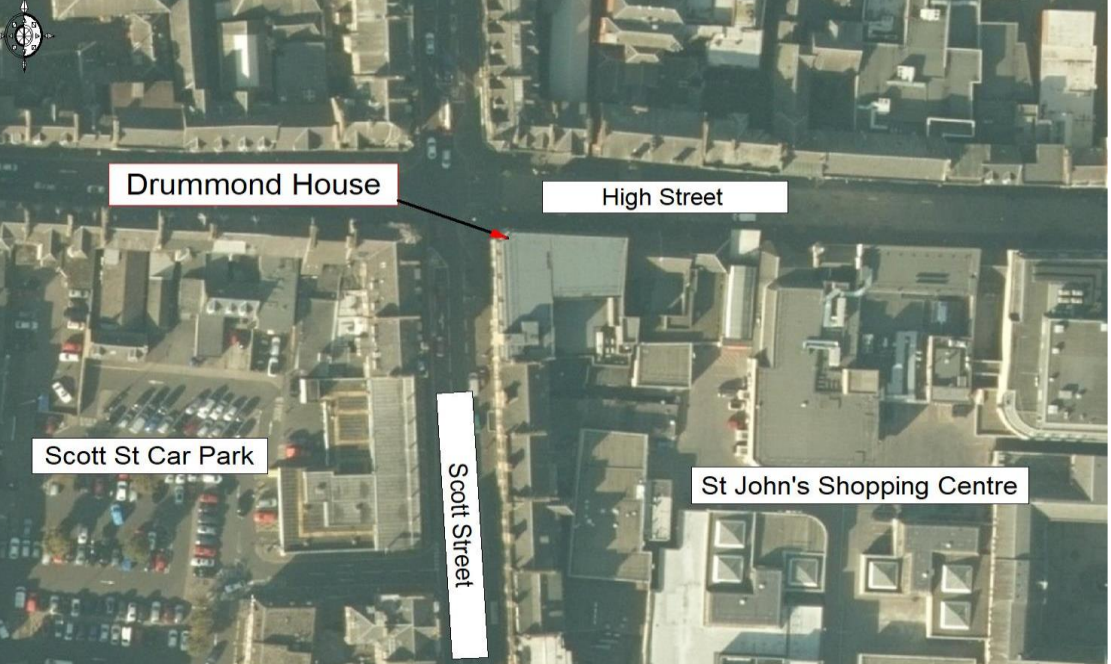
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SECOND FLOOR OFFICE



THIRD FLOOR OFFICE





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