



Retail Unit, 168-172 High Street, Perth PH1 5UH

To Let

## Shop

162.38 sq m (1,748 sq ft)

- Prime Retail Unit
- Immaculate move-in condition
- New glazed frontage
- Ground floor 101.75 sq m (1,095 sq ft)
- First Floor 60.63 sq m (652 sq ft)
- Shop depth 16.75 m
- LED lighting throughout
- Air-conditioned heating and cooling

### Location

The shop is located on the pedestrianised section of Perth High Street and forms part of the strongest section of the High Street. The situation is excellent on the south side of the High Street, close to the entrance to the St Johns Shopping Centre and to other retailers such as Pandora, Virgin Money, Costa, Specsavers, Starbucks, JoJo Maman Bebe, Primark and Boots.

### Description

The property comprises two floors of accommodation with open plan sales, changing area and single staff toilet on the ground floor and storage, office, staff kitchen and toilet on the first floor. We have measured the property to have a net internal area of approximately 162.38 sq m (1,748 sq ft) comprising 101.75 sq m (1,095 sq ft) on the ground floor and 60.63 sq m (652 sq ft) on the first floor.

### Lease Terms

Very attractive terms are now available – subject to Tenant qualification.

### VAT

The property is elected for VAT.

### Business Rates

The shop has a Rateable Value of £25,600 effective 1 April 2023.

### Energy Performance Certificate

Available on request.

### Legal Costs

Each party will be liable for their own legal costs incurred.

### Enquiries to:

Graeme Duncan

I: 01738 318100

m: 07954 815 365

e: [graeme@smartandco.co.uk](mailto:graeme@smartandco.co.uk)

Doug Smart

I: 01738 318100

m: 07850 517 323

e: [doug@smartandco.co.uk](mailto:doug@smartandco.co.uk)



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