



Office, 2nd Floor, 4 Kinnoull Street, Perth, PH1 5ER

To Let

Self- Contained Office 137.46 sq m (1,480 sq ft)

- Prominent office located in Perth City Centre
- Self-contained with own kitchen & toilets
- Separately metered for utility supplies
- Gas central heating
- Good decorative condition
- 100% rates relief available (subject to eligibility)
- **£950 per month rental with no VAT due**

Location

The property is ideally located in a prominent position at the corner of Perth High Street where it meets Kinnoull Street and Scott Street in Perth City Centre.

Description

The subjects comprise the whole second floor of a traditional three storey and attic building under a pitched and slated roof. The entrance is located on Kinnoull Street with grand entrance at ground floor and large stone stairs providing access to each upper floor level. The office has its own utility meters and is heated by way of a modern gas fired central heating system. The traditional sash and case windows have been fitted with Glaze and Save secondary glazing throughout assisting with the energy efficiency of the office and also blocking out any outside noise.

Accommodation

We have measured the property to have a net internal area of approximately 137.46 sq m (1,480 sq ft). Internally the office provides an open plan reception/entrance, five cellular offices, store/safe room, gas cupboard and kitchen with two toilet cubicles off.

Terms

Our client is seeking a rental of £11,400 per annum on FRI lease terms for a negotiable period.

VAT

No VAT payable on the rent.

Business Rates

The subject property has a Rateable Value of £7,800 effective 1 April 2023. The incoming tenant may be eligible for 100% rates relief via the small business bonus scheme.

Energy Performance Certificate

Available on request.

Legal Costs

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

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Important Notice

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