



Shop/Salon, 27 St John Street, Perth, PH1 5SH

To Let

**Shop/Salon**  
74.74 sq m (805 sq ft)

- Prominent located in Perth City Centre
- Well fitted out for salon use but would also suit other retail or office type uses
- Good decorative condition
- LED lighting throughout
- Rates relief available (subject to eligibility)
- **£920 per month rental with no VAT due**



### Location

The property is ideally located in a prominent position on the pedestrianised St John Street in Perth City Centre.

### Description

The subjects comprise a well fitted out shop currently being used as a hair salon but would suit other retail and/or office type uses.

### Accommodation

We have measured the property to have a net internal area of approximately 74.74 sq m (805 sq ft) over ground floor. There is a basement accessible via a hatch in the floor and timber stairs suitable for storage purposes only.

Internally the property provides an open plan retail area, large cellular store with kitchen, additional small kitchen and toilet. The property is well fitted out for salon use being in good decorative order, good flooring and led lighting throughout.

### Terms

Our client is seeking a rental of £11,000 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 £12,700 effective 1 April 2023. The incoming tenant may be eligible for rates relief via the small business bonus scheme and eligible to appeal the RV to see if it could be reduced below £12k.

### 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)



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