



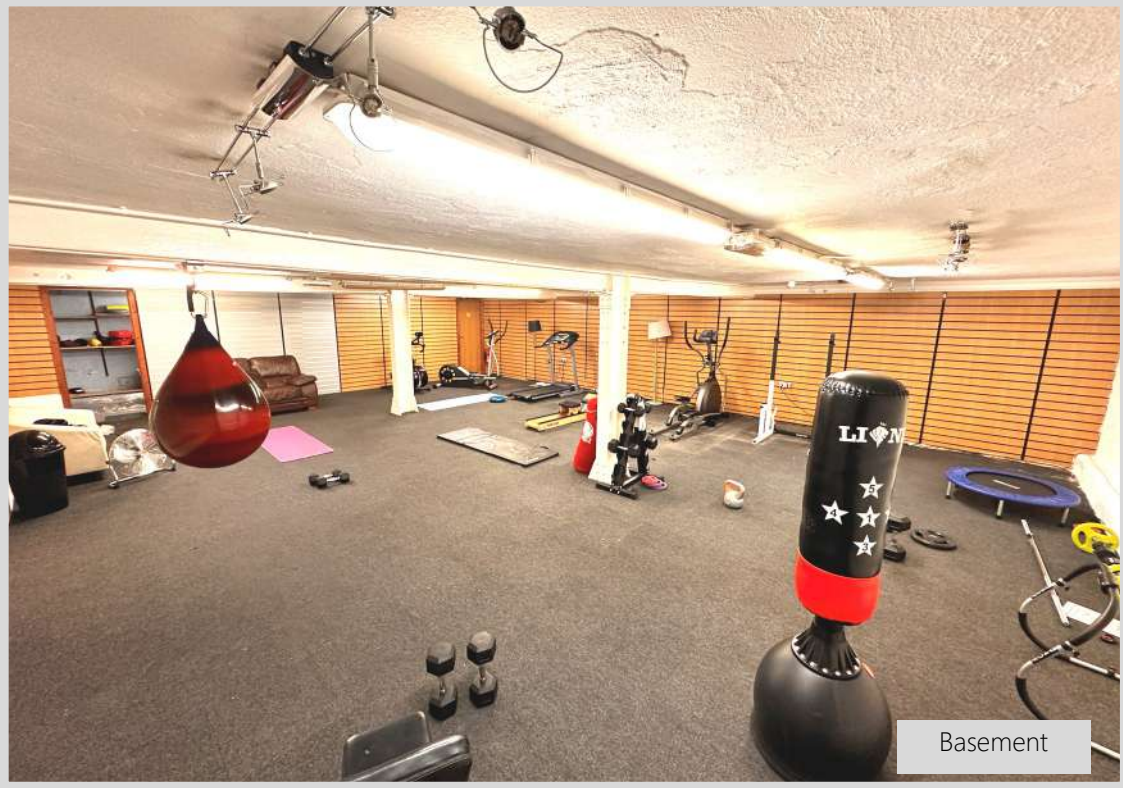
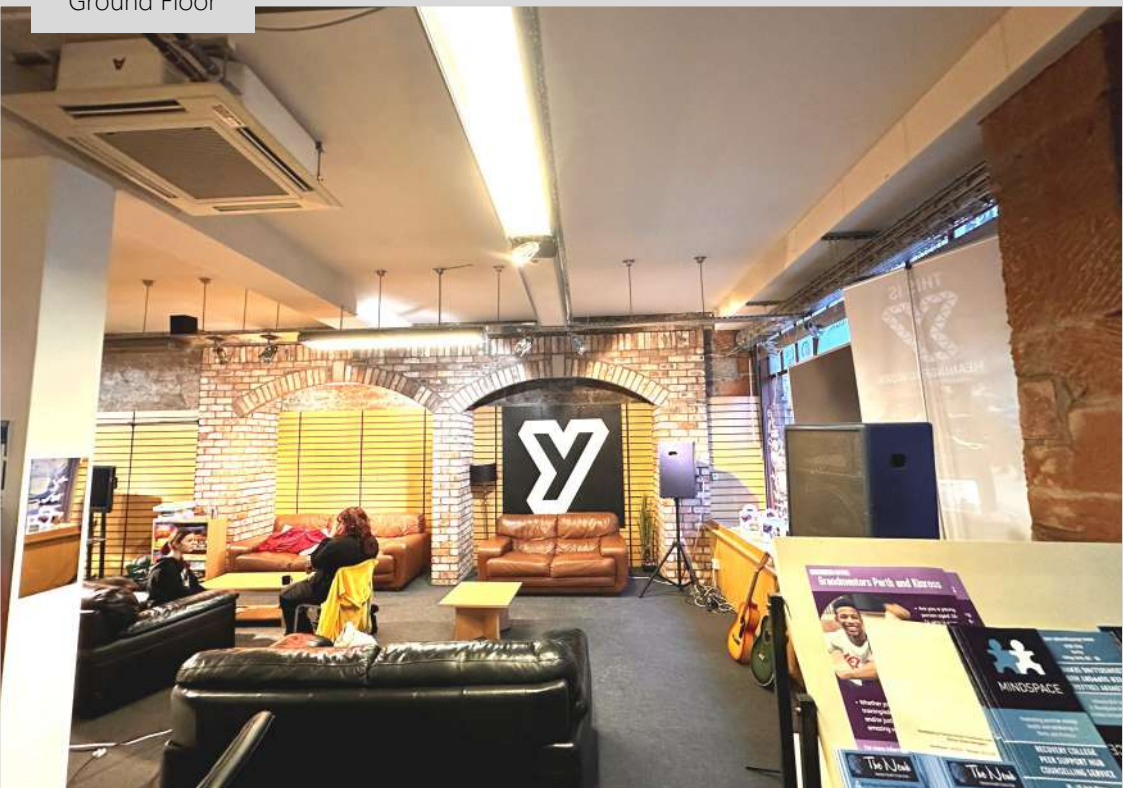
25-29 Kinnoull Street, Perth, PH1 5EN | To Let
Prominent City Centre Shop - Would suit other uses (STC)

520m² (5,597 ft²)
(+6,151 ft² at First Floor If Required)

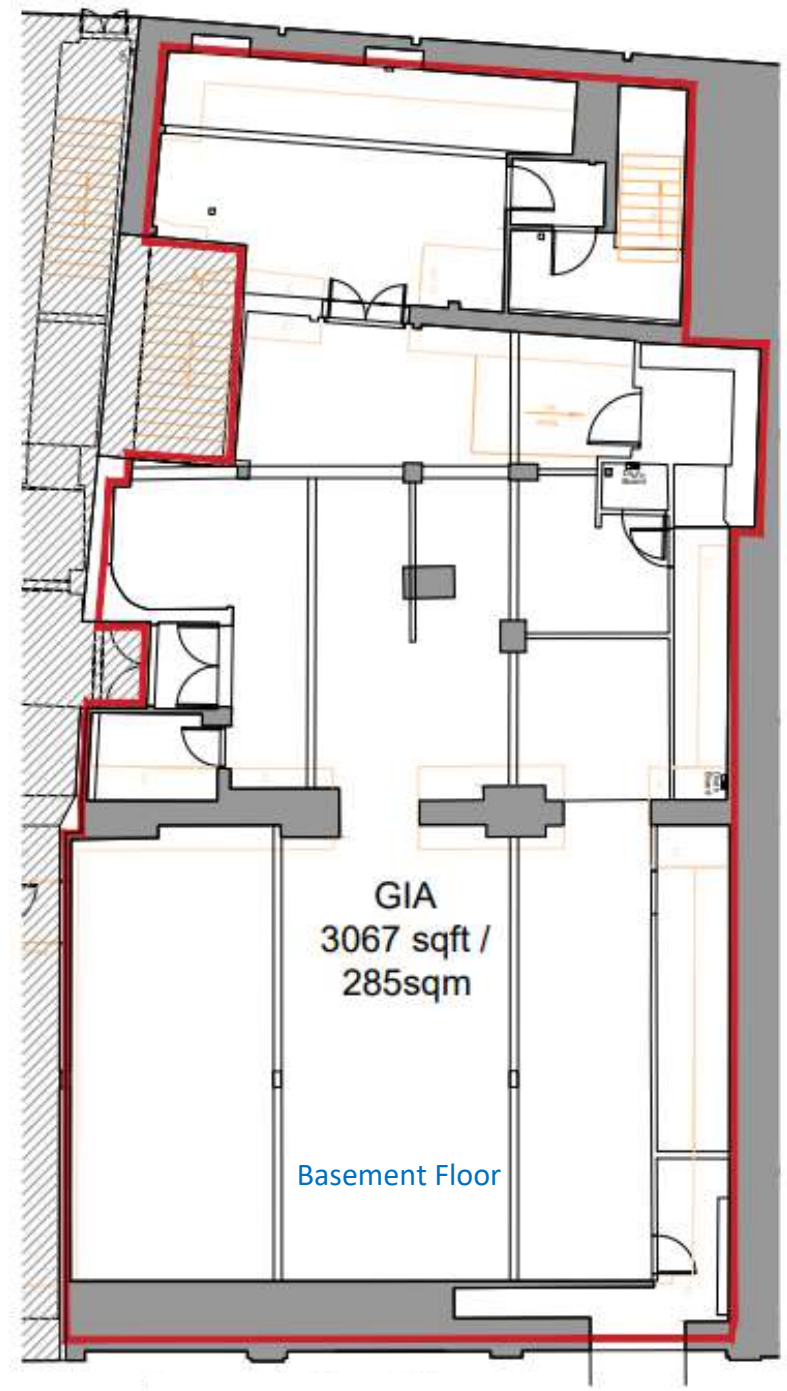
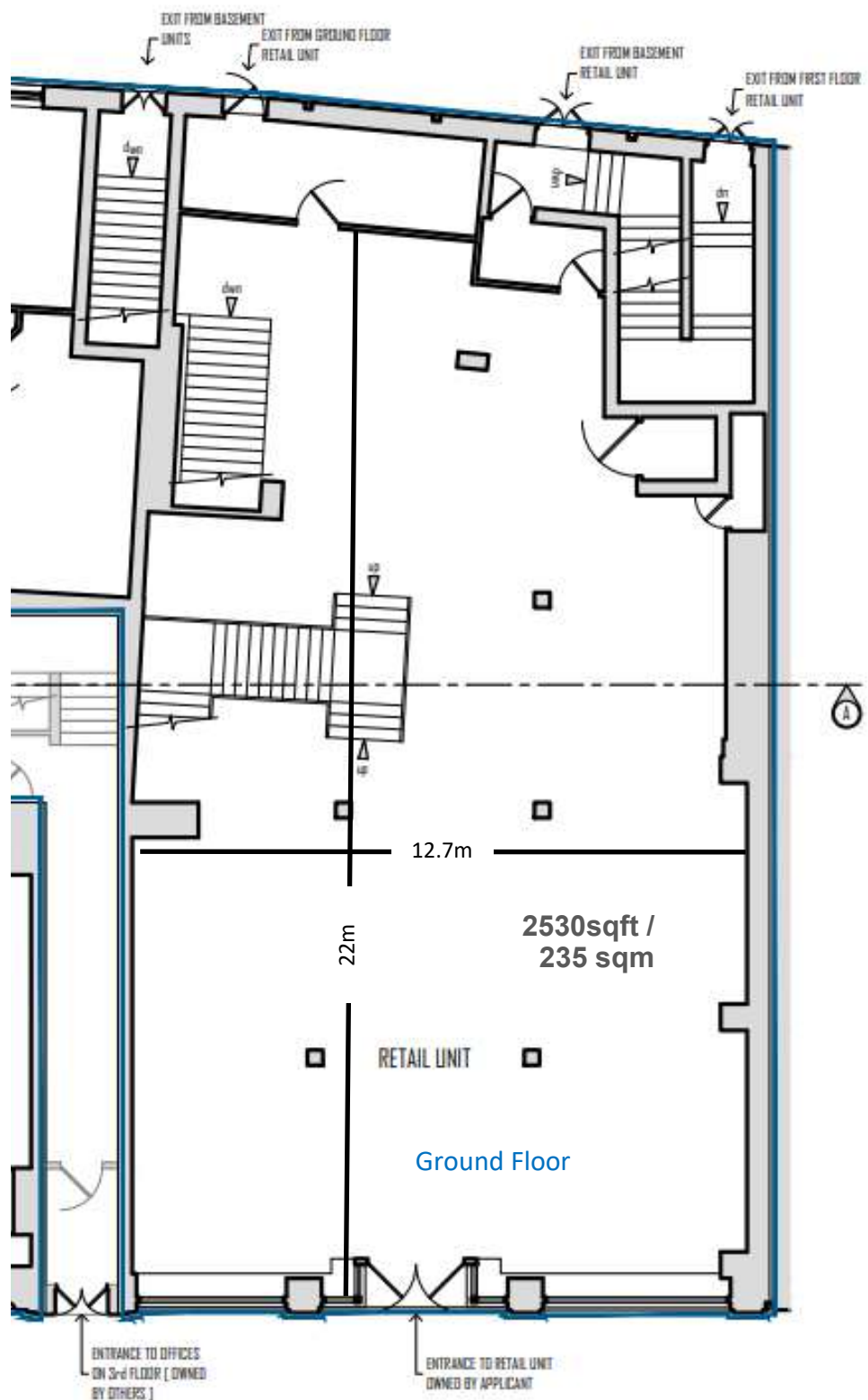
SMART&CO.
surveyors & property consultants

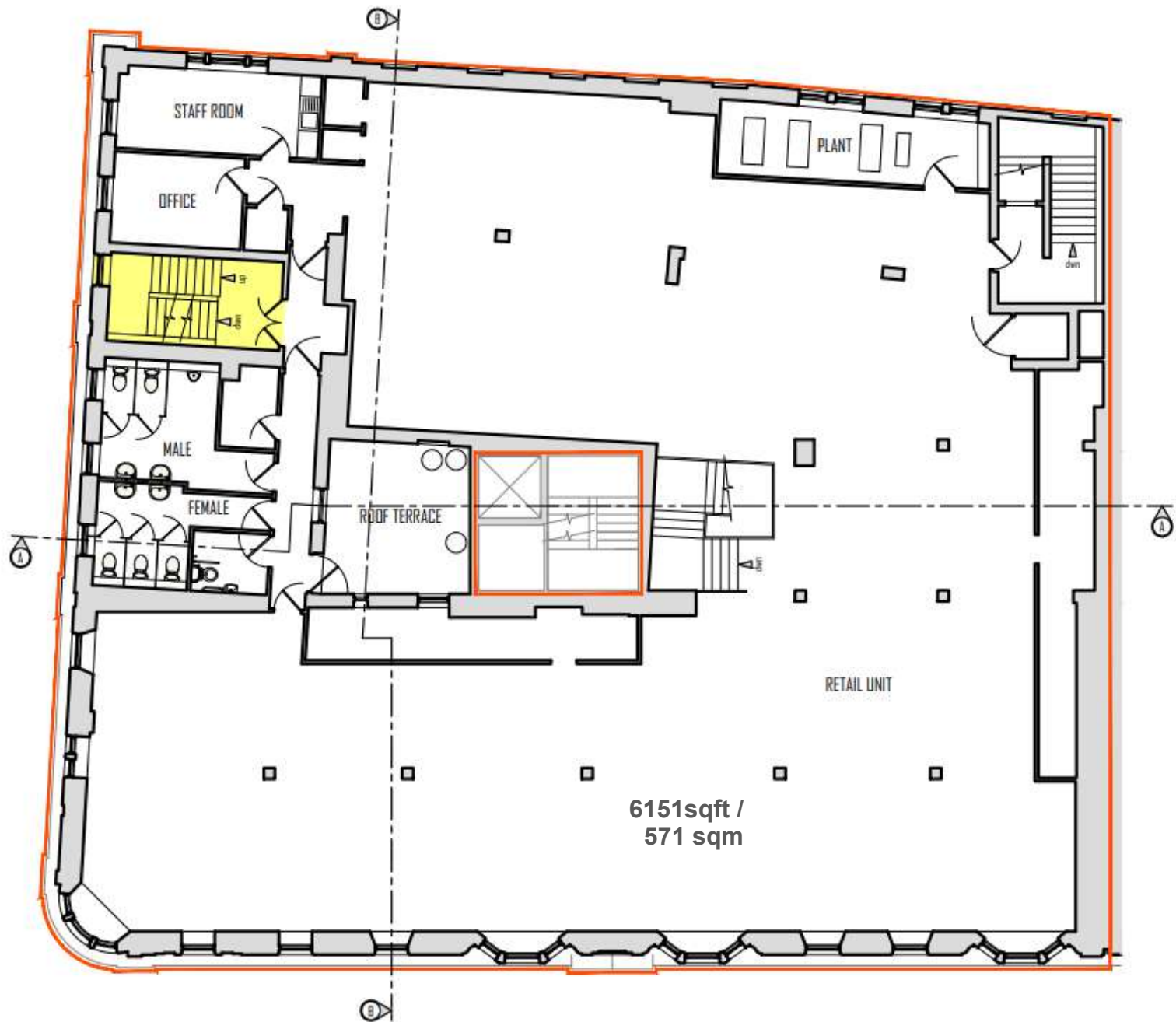


Ground Floor



Basement





First Floor

Situation & Description

Perth is centrally located and extremely well connected with 90% of Scotland's population within 90 minutes drivetime of the City.

Situated in the centre of the city, the property occupies a very prominent situation near the busy junction of High Street and Kinnoull Street. Many of the cities busiest car parks are only a short walk away.

Comprising the ground and basement levels of an attractive traditional red-sandstone period building, the property occupies an excellent location on one of the main thoroughfares through the city and is very close to the junction with High Street and benefits from air conditioning, storage and an open plan layout.

The first floor is linked by way of an internal staircase and formerly formed part of the retail area. This may be included by arrangement

Lease Terms

The premises are available on lease terms to be agreed. The quoting rent is £25,000 pa.

A service charge may apply (tbc)

Business Rates

Currently under a combined entry including upper floors.

To be re-assessed once upper floors removed.

Legal Costs

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

Accommodation

We have calculated the floor areas to be as follows:

First Floor	571 m ² / 6,151 ft ²
Ground Floor	235 m ² / 2,530 ft ²
Basement	285 m ² / 3,067 ft ²
TOTAL	1,091 m² / 11,743 ft²

Viewings / More Information

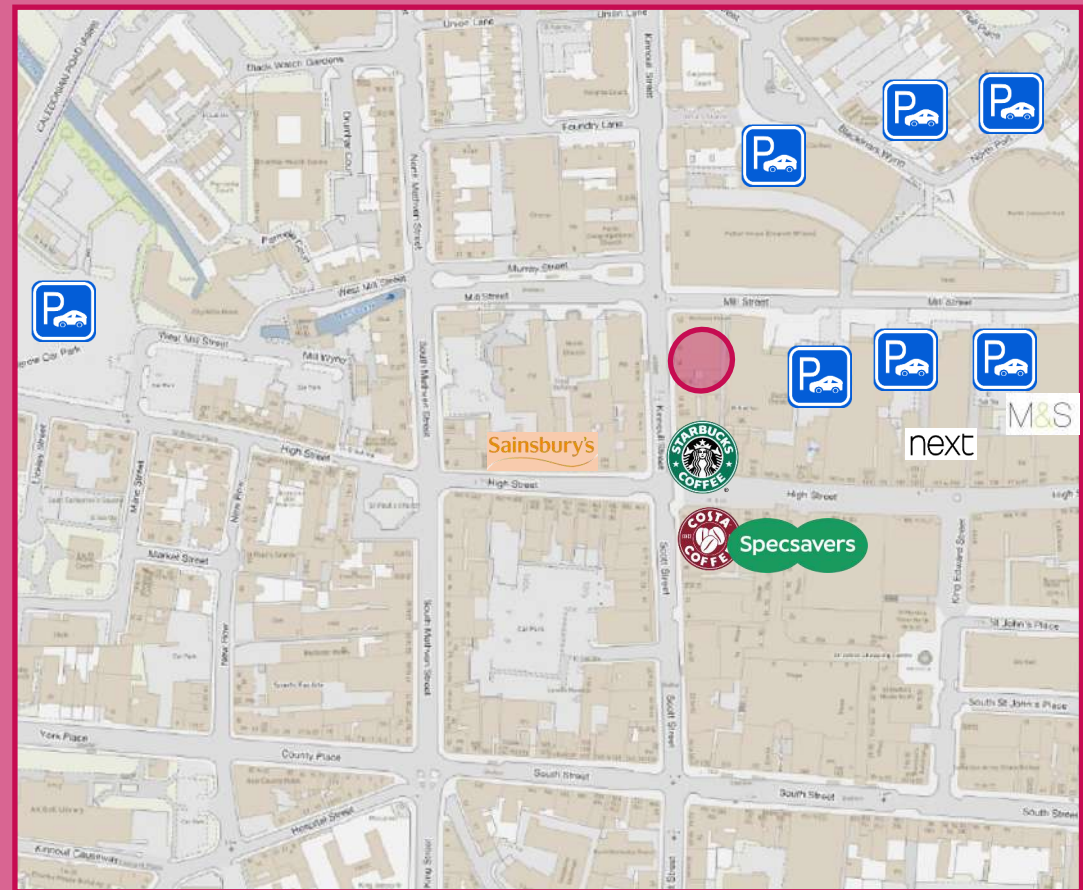
All enquiries to the sole agents:

Doug Smart

07850 517 323

Graeme Duncan.

07954 815 365



SUMMARY

Specification : Quality Fitout, Impressive Traditional Building, City Centre Location, Plentiful Parking.

Rent & Lease Terms : Quoting Rent From £25,000 pa (for ground & basement)

Use : Retail (other uses TBC)

Size : 5,597 sqft (+ approx. 6,151 sqft at first floor)

EPC : Upon Request

Rateable Value : Currently £48,600 for whole. (TBC if First Floor removed from assessment)

Legals: Each Party to pay their own costs

Viewings by arrangement with the Sole Agents

01738 318 100 | smartandco.co.uk |

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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