

## RETAIL UNIT

- > WELL LOCATED WITHIN CENTRE OF PERTH
- > GROUND AND FIRST FLOOR
- > SUITABLE FOR A VARIETY OF USES (SUBJECT TO CONSENT)
- > NIA – 267.89 SQ M (2,884 SQ FT)
- > RENTAL OFFERS - £15,000 PER ANNUM



TO LET

**188 SOUTH STREET PERTH PH2 8NY**

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**LOCATION**

Perth, which has a population of approximately 45,000 persons (Source: Perth & Kinross Council), is the principal area of Perth & Kinross District.

Historically known as the gateway to the Highlands, Perth enjoys close proximity to Scotland's main cities with 90% of the country's population accessible within 90-minute drive time. Dundee lies approximately 22 miles to the east with Edinburgh 43 miles to the south and Glasgow 61 miles to the southwest.

Perth is located at the base of the River Tay in the heart of Scotland with the A9 and A90/M90 giving easy access to Dundee, Edinburgh, Glasgow and the south beyond.

The property is situated on the south side of South Street between the junctions with South Methven Street and Scott Street within the centre of Perth.

This is a busy vehicular thoroughfare with significant levels of passing trade. On street and public car parking is available within the vicinity

**DESCRIPTION**

The property comprises an attractive retail unit planned over ground and first floor floor, benefiting from an excellent retail frontage and open plan accommodation. Would be suitable for a variety of uses.

On street parking is available opposite the property.

**RATEABLE VALUE**

The subjects are currently entered in the Valuation Roll for local rating purposes as follows: Rateable Value - £16,100.

**LEASE TERMS**

Rental offers in the region of £15,000 per annum will be considered.

**VAT**

Prices quoted are exclusive of VAT.

**LEGAL COSTS**

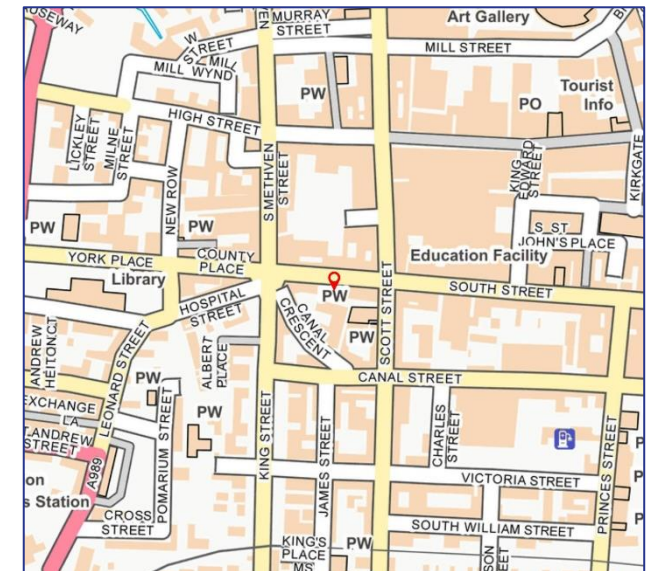
Each party to bear their own legal costs in connection with this transaction.

**MONEY LAUNDERING**

The money laundering, terrorist financing and transfer of funds (information on the payer) regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also and any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

ACCOMMODATION	SqM	SqFt
Ground Floor	109.49	1,179
First Floor	158.40	1,705
<b>TOTAL</b>	<b>267.89</b>	<b>2,884</b>

The foregoing areas have been calculated on a net internal area basis in accordance with the RICS Property Measurement Guidance (2nd Edition).



**For further information or viewing arrangements please contact the sole agents:**

**Shepherd Chartered Surveyors** 2 Whitefriars Crescent, Perth PH2 0PA, 01738 638188  
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