

REDUCED RENT

RETAIL PREMISES

- > SUITABLE FOR A VARIETY OF RETAIL USES INCLUDING BEAUTY AND HAIR SALON.
- > 100% RATES RELIEF.
- > NET AREA 52 SQ M (560 SQ FT).
- > RENTAL OFFERS OF £7,000 PER ANNUM.

Jessica Jay

Massage, Hair & Beauty
Tel: 07860 359688



TO LET

38 NORTH METHVEN STREET, PERTH, PH1 5PP

CONTACT: Jonathan Reid – j.reid@shepherd.co.uk – Tel. 01738 638188

www.shepherd.co.uk



LOCATION

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

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 subjects are centrally located upon North Methven Street within the centre of Perth.

DESCRIPTION

The subjects comprise a ground floor retail unit currently in use as a beauty salon.

They are contained within a traditional mid terrace two storey and attic building.

The accommodation is well presented internally comprising open plan front shop and partitioned treatment rooms to the rear.

ACCOMMODATION

We calculate the net floor area of the subjects extends to approximately 52 sq m (560 sq ft) or thereby



RATEABLE VALUE

The subjects have been assessed for rating purposes and currently have a Rateable Value of £6,200.

The property therefore qualifies for 100% rates relief

EPC

Available on request. The property has an EPC rating of F.

TERMS

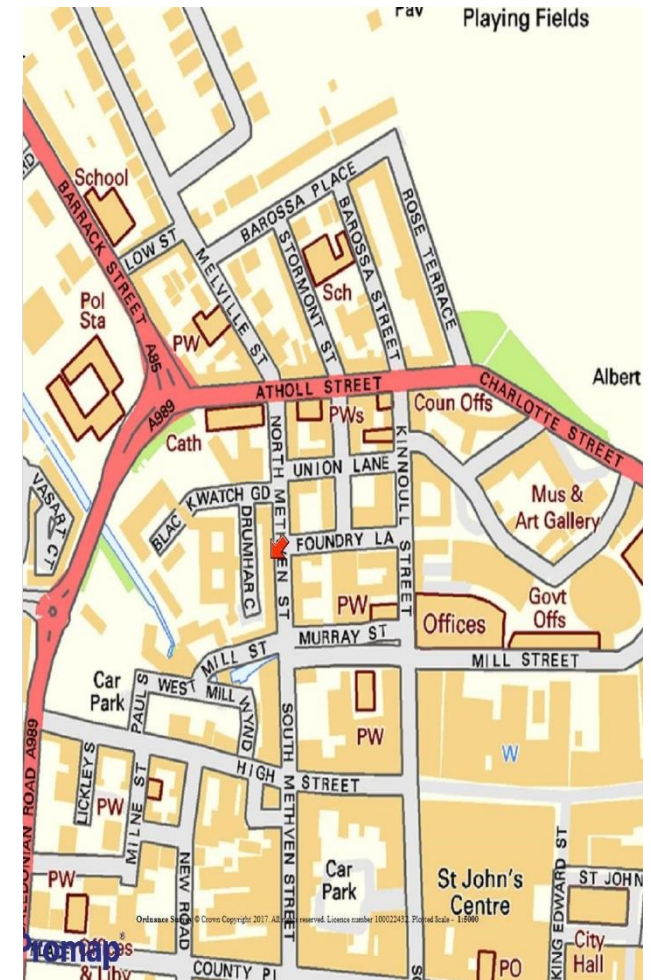
Our client is inviting rental offers of £7,000 per annum for a negotiable period..

VAT

Prices are quoted exclusive of VAT.

VIEWING/FURTHER INFORMATION

Strictly by appointment with the sole letting agent.



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

Shepherd Chartered Surveyors 2 Whitefriars Crescent, Perth, PB2 0PA
Jonathan Reid – j.reid@shepherd.co.uk – Tel. 01738 638188

www.shepherd.co.uk



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