

REDUCED PRICED

- > FORMER PERTHSHIRE SOLICITORS' PROPERTY CENTRE
- > EXCELLENT LOCATION ADJACENT TO THE NEW PERTH MUSEUM DUE TO OPEN SPRING 2014 AND SET TO BE MAJOR TOURIST ATTRACTION
- > SUITABLE FOR VARIETY OF USES
- > ASKING PRICE – OFFERS IN EXCESS OF £150,000
- > AREA – 206.63 SQ. M. (2,224 SQ. FT.)

FOR SALE

6 SOUTH ST JOHN'S PLACE, PERTH, PH1 5SU

CONTACT: Jonathan Reid, 2 Whitefriars Crescent, Perth, PH2 0PA – j.reid@shepherd.co.uk – 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 located upon South St John's Place and positioned between King Edward Street and St John's Street within the centre of Perth. Perth City Hall is currently being redeveloped to create a visitors attraction and this is due to open in Spring 2014 and expected to be a significant tourist attraction.

DESCRIPTION

The subjects comprise the ground floor of a semi detached 2 storey and attic building which extends to the rear and adjoins buildings fronting South Street. The main walls are of solid stone construction, cement rendered to the front elevation whilst the roof over is pitched and clad in slates.

Access to the property is via a centrally located pedestrian door between a timber single glazed window frontage. Internally the accommodation comprises a large open plan estate agency/office area which is well presented plastered and painted walls and suspended tiled ceiling incorporating fluorescent lighting. There is a partitioned office area to the rear and beyond this is staff, kitchen and toilet facilities. There is a fire exit door to the side elevation

ACCOMMODATION	Sq M	Sq Ft
Ground Floor		
Office		2,429
TOTAL		2,429

RATEABLE VALUE

Rateable Value – £18,300

TERMS

Our client offers in excess of £150,000 for their heritable interest.

EPC

Rating 'F'.

VAT

Prices quoted are exclusive of VAT.



LEGAL COSTS

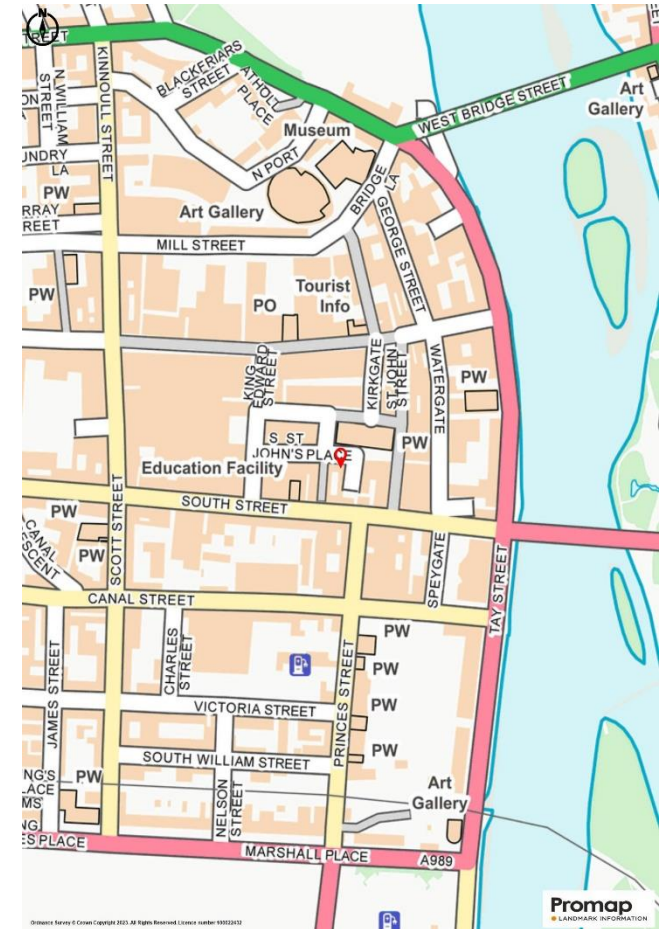
Each party to bear their own legal costs in connection with this transaction.

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.

VIEWING/FURTHER INFORMATION

Strictly by appointment with the sole selling agent.



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

Shepherd Chartered Surveyors Jonathan Reid, 2 Whitefriars Crescent, Perth, PH2 0PA – j.reid@shepherd.co.uk – 01738 638188

J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. PUBLICATION: OCTOBER 2023

www.shepherd.co.uk

