

RESTAURANT PREMISES

- > PROMINENT CORNER LOCATION BETWEEN SOUTH METHVEN STREET AND HIGH STREET WITHIN CENTRE OF PERTH
- > NET AREA – 151 SQ. M (1,626 SQ. FT)
- > RENTAL OFFERS IN THE REGION OF £30,000 PER ANNUM

TO LET

18 SOUTH METHVEN STREET, PERTH, PH1 5PE

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 property is prominently positioned at the corner of South Methven Street and High Street within the centre of Perth a short distance from the prime pedestrianised section of High Street.

DESCRIPTION

The subjects form part of a three storey attic and basement corner terraced building which formerly comprised bank premises and more recently has been occupied by Pizza Express as restaurant premises.

The accommodation comprises a well-presented ground floor restaurant with around 60 covers. Ancillary accommodation such as staff, storage and toilet facilities are contained within the basement, first and second floors.

ACCOMMODATION	Net Sq. M	Net Sq. Ft
Ground Floor		
Restaurant ,Storage and Disabled Toilet	116.10	1,250
Basement		
Storage and Toilet Facilities	25.10	270
First Floor		
Storage	2.20	24
Second Floor		
Staff and Storage	7.60	82
TOTAL	151	1,626



TERMS

Our client is inviting rental offers in the region of £30,000 per annum for a negotiable term.

RATEABLE VALUE

Rateable Value – £22,000

EPC

Available upon request.

VAT

Prices quoted are exclusive of VAT.

VIEWING/FURTHER INFORMATION

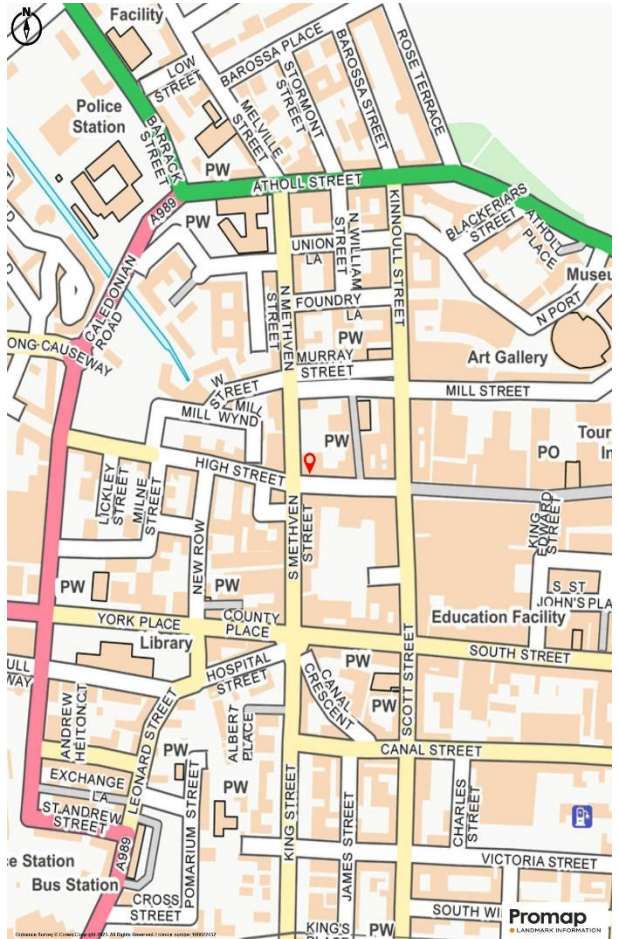
Strictly by appointment with the sole letting agent.

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.



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

www.shepherd.co.uk



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