



OFFICE PREMISES

- > PROMINENT BUSINESS LOCATION WITH 4 CAR PARKING SPACES
- > NET AREA – 87.55 SQ.M (942 SQ. FT)
- > MAY SUB-DIVIDE
- > 100% RATES RELIEF
- > RENT - £12,000 PER ANNUM

TO LET
OFFICE
WITH PARKING
942 SQ. FT.
CALL JONATHAN REID
ON 07860 600 400

TO LET

MONARCH HOUSE, 33 CROSS STREET, PERTH PH2 8JQ

CONTACT: Jonathan Reid – j.reid@shepherd.co.uk – 07318 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’s drive time. Dundee lies approximately 35 km (22 miles) to the east with Edinburgh 69 km (43 miles) to the south and Glasgow 98 km (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 situated in a prominent central business location adjacent to the railway and bus stations and a short distance walk from the city centre.

TERMS

Our client is seeking to lease the premises for a negotiable term at an annual rent of £12,000 per annum.

EPC

Available upon request

DESCRIPTION

The subjects comprise a self-contained office building of stone construction with pitched slate roof.

The accommodation comprises 2 well-presented open plan offices with associated toilet and kitchen facilities.

Externally there is private car parking for 4 vehicles.

RATEABLE VALUE

The subjects have been accessed for rating purposes at a Rateable Value of £11,500

The unified business rate for 2023/2024 is 49.8p

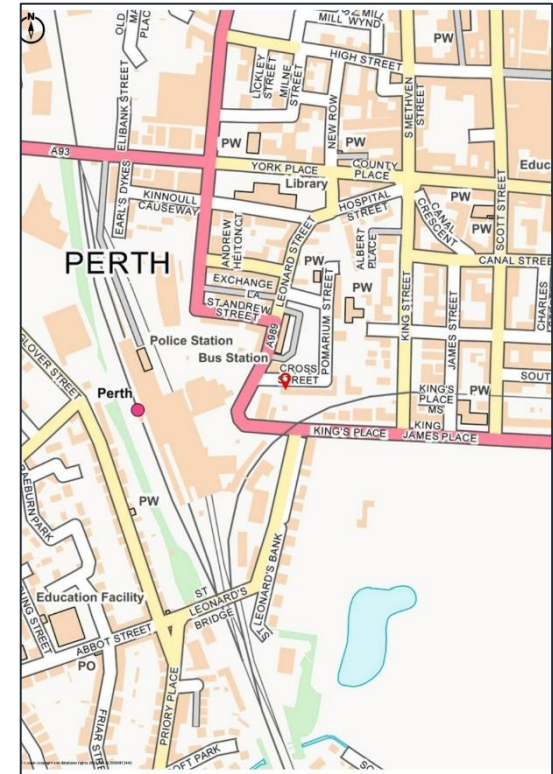
The property therefore qualifies for 100% Small Business Relief

VAT

Prices are quoted exclusive of VAT (if applicable.)

ACCOMMODATION

We calculate the net floor area to approximately 87.55 sq.m. (942 sq. ft.).



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

Shepherd Chartered Surveyors 2 Whitefriars Crescent, Perth, PH2 0PA – 01739 638188
Jonathan Reid – j.reid@shepherd.co.uk

www.shepherd.co.uk



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