

FOR SALE
RETAIL PREMISES

 **GRAHAM
SIBBALD**



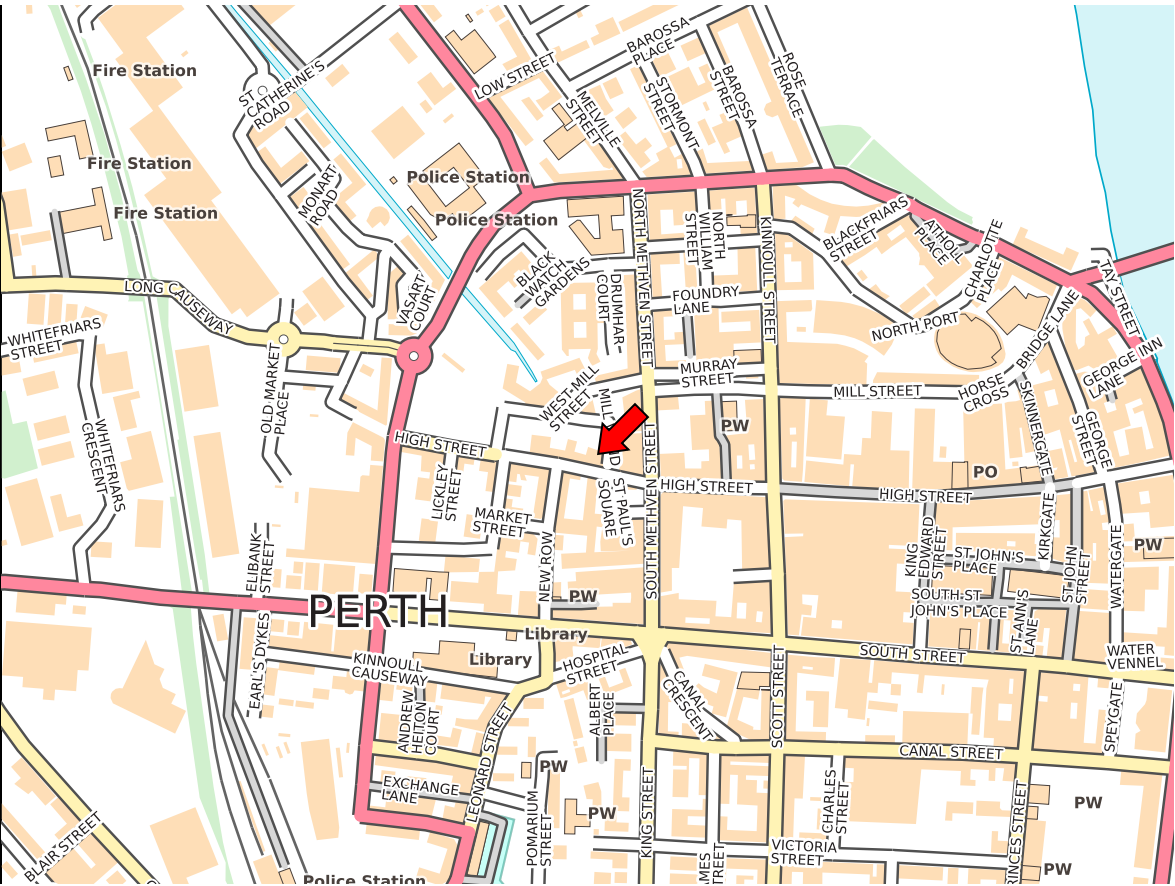
**259-261 High Street
Perth, PH1 5QN**

- City centre position
- Popular mixed used location
- VAT Free
- May qualify for 100% Rates Relief
- On site car parking (rear)
- 156.0 sq.m (1,680 sq.ft)

LOCATION

The City of Perth has a resident population of approximately 46,000 people with a population of the surrounding catchment area estimated to be in the region of 130,000.

Perth is situated some 20 miles west of Dundee, 40 miles north of Edinburgh and 60 mile north east of Glasgow. More precisely, the subjects are situated on the north side of High Street, within Perth city centre and close to the Thimble row car park. The surrounding area is mixed commercial in use. The approximate location is shown by the OS plan.



DESCRIPTION

The subjects comprise a ground floor and basement retail unit contained within a traditionally constructed building. The property benefits from an extensive glazed display window frontage directly onto High Street. The subjects benefit from x 3 car parking spaces to the rear of the property.

Internally the property is laid out over ground and basement floor levels, suitable for a variety of commercial uses subject to consents. Accommodation at ground floor is open plan with rear staff and storage facilities. Basement accommodation provides storage facilities.

ACCOMMODATION

We have measured the property in accordance with the RICS property measurement (2nd edition) which incorporates the RICS code of measuring practice (6th edition) to arrive at the following net internal area:

Floor	Description	SqM	SqFt
Ground	Retail	96.0	1,033
Basement	Storage	60.0	645
	TOTAL	156.0	1,680





RATEABLE VALUE

The subjects are entered in the Valuation Roll with a Net and Rateable Value of £9,700. The unified business rate for the year 2026/2027 is 48.1p exclusive of water and sewerage rates. Occupiers may qualify for 100% rates relief however should satisfy themselves in this regard.

EPC

Documentation available upon request.

PRICE

The subjects are available at an asking price in the region of £115,000.

LEGAL COSTS + VAT

Each party to bear their own legal costs associated with the transaction.
The property has not been elected for VAT.

To arrange a viewing please contact:



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IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. Date Published:

ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.