REDUCED RENT

TO LET

PRIME RETAIL PREMISES

WITHIN PROMINENT LOCATION

EXCELLENT RETAIL FRONTAGE

OPEN PLAN GROUND FLOOR RETAIL AND BASEMENT STORAGE

GROUND FLOOR – 98.11 SQ.M (1,056 SQ.FT)

BASEMENT – 33.89 SQ.M (365 SQ.FT)

£17,500 PER ANNUM

VIDEO TOUR

WHAT 3 WORDS

55 HIGH STREET, PERTH, PH1 5TQ

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Location

FIND ON GOOGLE MAPS

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 on the north side of High Street within the prime pedestrianised retailing area. It is located at the eastern end of High Street towards the River Tay.

Surrounding occupiers include Marks & Spencer, Hays Travel, Café Nero and a number of other national occupiers.

Description

DESCRIPTION

The property comprises the ground and basement floors of a traditional town centre building planned over 4 floors plus basement which we understand was built around the mid 19th century.

The main walls are of solid stone construction whilst the roof over is pitched and clad in slate.

The unit has a double window frontage to High Street with a central access door and internally the subjects are well presented with typical retail fitout..

Accommodation

	m²	ft²
Ground Floor	98.11	1,056
Basement	33.89	365
TOTAL	**132**	**1,421**

The above floor areas have been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).

The Detail

Rental

The subjects are available to rent at a reduced rate of £17,500 per annum for a negotiable number of years.

Rateable Value

£25,100

Energy Performance Certificate

Available upon request.

VAT

Prices are quoted exclusive of VAT. (If applicable)

Legal Costs

Both parties to bear their own legal costs in connection with this transaction.

Get in Touch

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

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ANTI MONEY LAUNDERING REGULATIONS

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 on 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.

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