



eric young & co

# Retail

■ experience ■ judgement ■ service ■

## FOR SALE/MAY LET

### Retail Unit

1 Crieff Road  
Perth PH1 5AF

Due to relocation



#### LOCATION

The city of Perth has a resident population of approximately 46,000 persons, with the population of the surrounding catchment area estimated to be in the region of 130,000. Perth is situated approximately 20 miles west of Dundee, 40 miles north of Edinburgh and 60 miles north east of Glasgow, lying at the hub of Central Scotland's road network.

The subjects are strategically placed on the corner of Crieff Road leading into Dunkeld Road, the main thoroughfare into Perth town centre. It comprises a large double fronted retail unit with car parking facilities attached.

#### ACCOMMODATION

The subjects comprise a retail unit arranged over a ground floor only, extending to the following approximate net internal floor area:

Ground Floor	1,931 sq ft	(179.4 sq m)
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#### PLANNING

We have been verbally advised by the Local Planning Authority that the subjects currently benefit from Class 1 consent and can therefore be used for retail use. Interested parties are advised to speak directly to the Local Planning Authority.

#### PURCHASE PRICE

We are instructed to invite offers in excess of **£250,000 (Two Hundred and Fifty Thousand Pounds Sterling)** exclusive of VAT for our client's heritable interest.

#### LEASE TERMS

The subjects may be available on the basis of a new full repairing and insuring lease subject to 5 yearly upward only rent reviews. Offers in excess of **£25,000 per annum** will be considered.

#### RATING

We have been verbally advised by the Rates Authority that the rateable value of the subjects with effect from 1 April 2017 is **£13,400**. (Each new occupier has the right of appeal against this figure).

Based on a rate poundage of 48p this rateable value will result in an estimated rates liability in financial year 2018/19 of **£6,432**.

The subjects may be eligible for 100% rates relief through the Small Business Bonus Scheme, subject to conditions.

#### ENERGY PERFORMANCE CERTIFICATE

Available on request.

#### DATE OF ENTRY

By arrangement.

#### LEGAL COSTS

Each party to be responsible for their own legal costs incurred during the transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land and Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

#### VIEWING

All viewings are strictly by prior arrangement with Eric Young & Co on 0131 226 2641.

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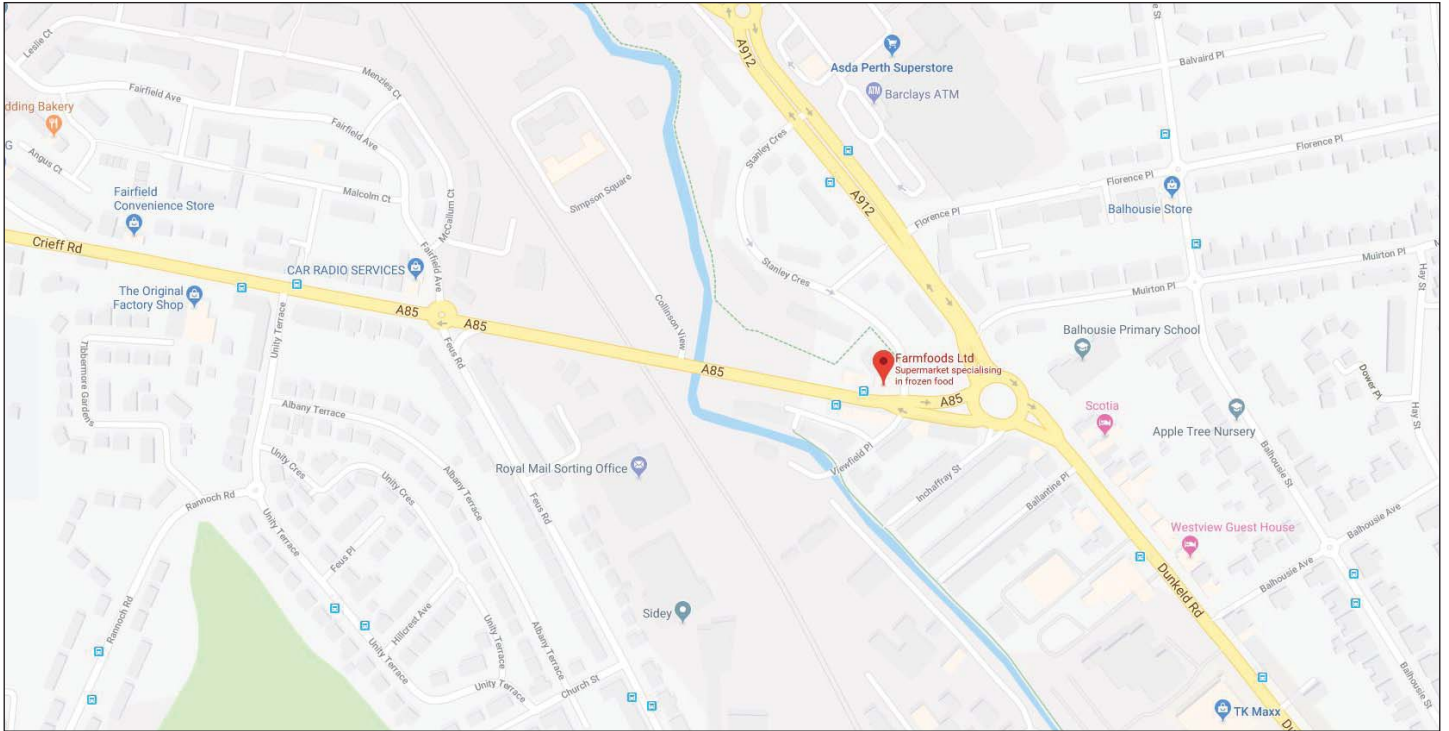
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GP/JH/PER202

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