



TO LET

107-109 High Street
Perth PH1 5TJ

- Prime unit on busy pedestrian thoroughfare
- Located between Next and Santander
- Ground, first & second floors: 3,944 sq ft (366.4 sq m)
- Class 1 consent (suitable for alternative uses, STP)

Location

Perth is located 45 miles north of Edinburgh and is a gateway to the north of Scotland. Major transport routes such as the A9 stem from Perth as well as train links to the rest of the UK.

The subject is located within the town centre of Perth on the busy pedestrianised High Street. This street is predominantly made up of a good mix of national and local occupiers, boutique stores plus a good number of restaurants and cafes.

Surrounding Tenants include **Santander, Pandora, Marks & Spencer, Bob & Berts, Superdrug**, and **Paperchase**.

Accommodation

The property comprises a ground, first and attic floor retail unit contained within a traditional store building under a pitched and slated roof.

It extends to the following approximate net internal floor areas:

Ground Floor Sales	1,929 sq ft	(179.2 sq m)
First Floor Sales	1,115 sq ft	(103.6 sq m)
First Floor Stock	516 sq ft	(47.9 sq m)
Second Floor Stock	384 sq ft	(35.7 sq m)
Total NIA	3,944 sq ft	(366.4 sq m)

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.

Lease

The subjects are available on the basis of a new full repairing and insuring lease.

Rent

Offers of **£40,000 per annum** exclusive are invited.

Rating

We have been verbally advised by the Rates Authority that the rateable value of the subjects with effect from 1 April 2017 is **£56,600**. (Each new occupier has the right of appeal against this figure).

Based on the intermediate property rate of 51.1p, this rateable value will result in an estimated rates liability in financial year 2022/23 of **£28,923**.

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 incoming tenant will be responsible for Land and Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

Viewing

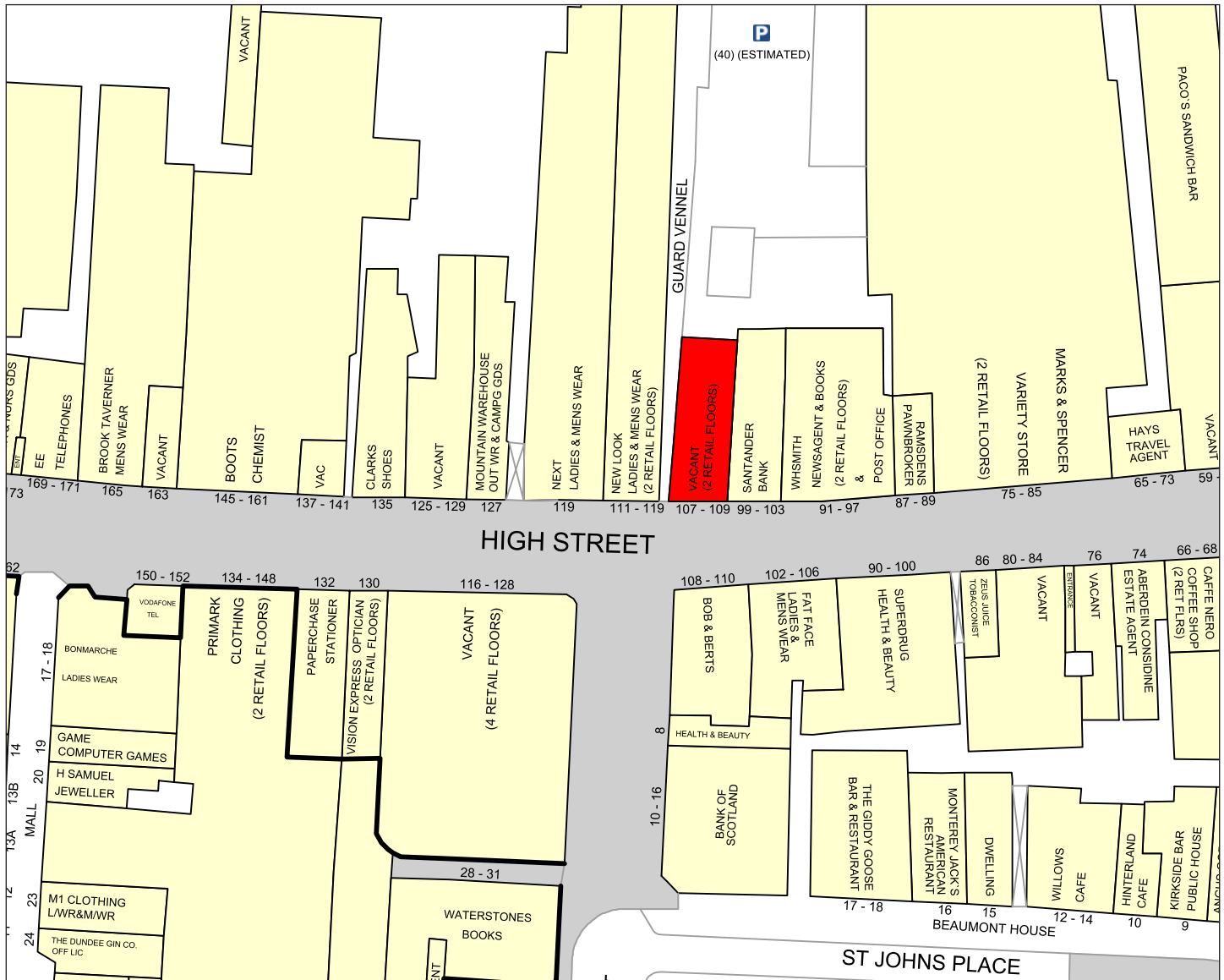
All viewings are strictly by prior arrangement with EYCO on 0131 226 2641 or with our joint agents at Smith Cole Wright on 0141 226 4061.

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CHARTERED SURVEYORS

107-109 High Street, Perth PH1 5TJ



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