

# NEW LEASE AVAILABLE

197 High Street  
Perth PH1 5PB

- ▶ Prominent corner unit over ground & basement
- ▶ 2,832 sq ft
- ▶ Quoting rent £33,000 pa
- ▶ Entry as of March 2024



## 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 at the top of 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 **Starbucks, Sainsburys, Marks & Spencer, Boots** and **Holland & Barrett**.

## DESCRIPTION

The property comprises of ground and basement on a prominent corner position. The unit benefits from lots of natural light and installed customer WCs.

## ACCOMMODATION

We calculate the property to extend to the following approximate net internal areas:

GROUND FLOOR	1,215 SQ FT	112.9 SQ M
BASEMENT	1,617 SQ FT	150.2 SQ M
<b>TOTAL</b>	<b>2,832 SQ FT</b>	<b>263.1 SQ M</b>

## PLANNING

The subjects is currently consented under Class 2A planning, which has replaced and combined former use classes 1 (shops) and 2 (financial, professional and other services). Changes between the previous two classes is therefore possible without the need to apply for planning permission. 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 subject to 5 yearly rent reviews.

## RENT

Offers of **£33,000 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 2023 is **£23,200**. (Each new occupier has the right of appeal against this figure).

Based on the basic property rate of 49.8p, this rateable value will result in an estimated rates liability in financial year 2024/25 of **£11,554**.

## VAT

The property is elected for VAT.

## ENERGY PERFORMANCE CERTIFICATE

EPC Rating = G.

## DATE OF ENTRY

March 2024

## LEGAL COSTS

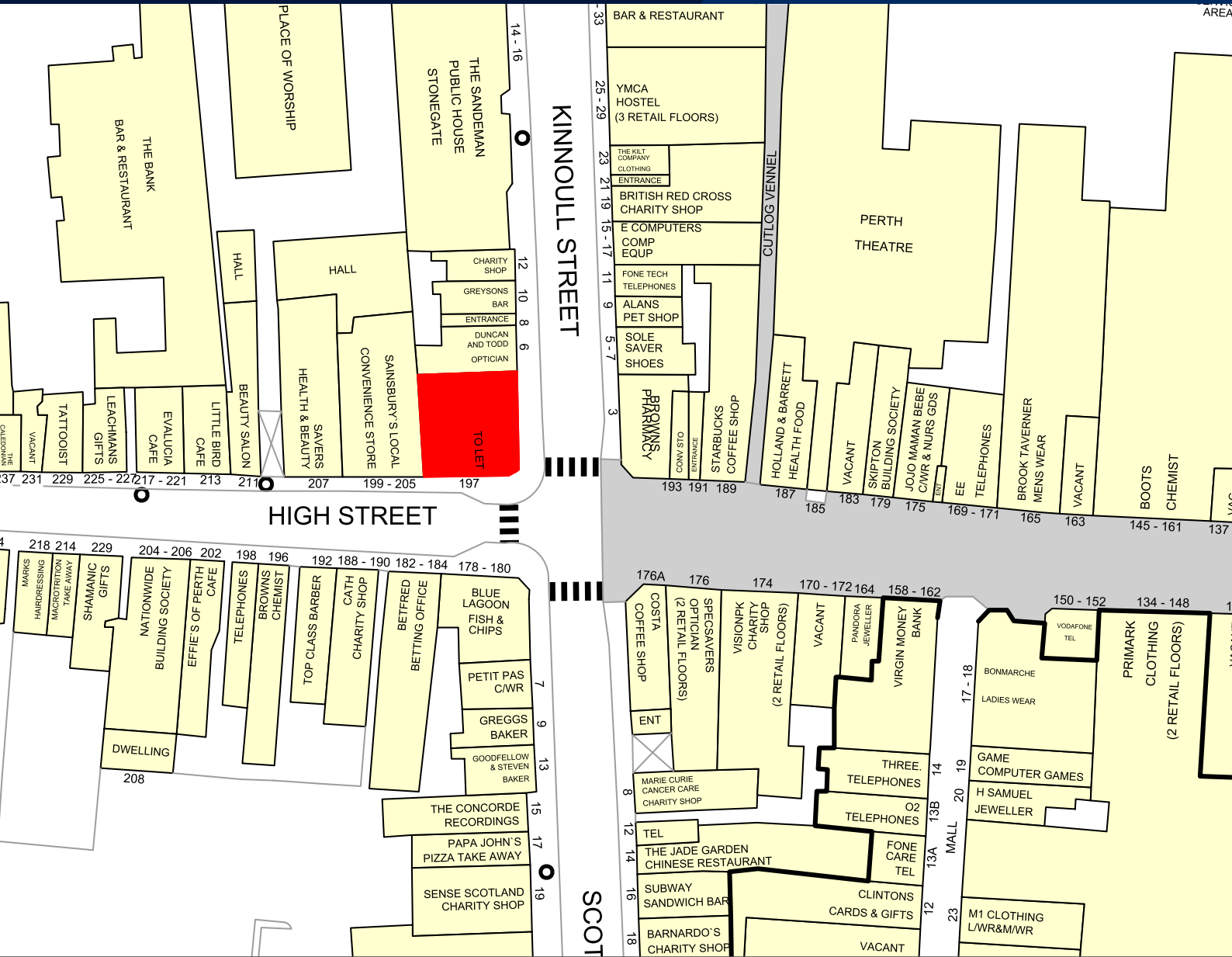
Each party to be responsible for their own legal costs incurred during the transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land and Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

## VIEWING

Viewings are strictly by prior arrangement with EYCO on 0131 226 2641.

# TO LET

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## GET IN TOUCH



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AC/DOC/PER1896 - Date of publication: 16 April 2024

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