



TO LET/MAY SELL

52-60 South Street
Perth PH2 8PD

- Large Retail Unit
- Subject to vacant possession
- 4,795 sq ft
- Rent £39,000 pa

Location

Perth is situated approximately 40 miles north of Edinburgh and 60 miles north east of Glasgow with a population in the region of approximately 45,000 persons and a catchment of 120,000.

The unit is located within a prominent location on the south side of South Street which is generally recognised as a good quality trading location occupied by a mix of national and local traders including **Rogerson Shoes**, **Davidsons Chemist**, **Lakeland**, **Shelter** and the link into the rear of the St John's Shopping Centre.

In addition, the main multi storey car park for the city centre is located on Canal Street to the rear where pedestrians and shoppers access the town centre via Cow Vennel lying immediately to the side of the subject property.

Description

The subjects comprise a large retail unit extending to the following approximate net areas:

Ground Floor	3,957 sq ft	(367.63 sq m)
Ground Floor Ancillary	838 sq ft	(77.85 sq m)
Ground Floor Total	4,795 sq ft	(445.48 sq m)
VOID First Floor	575 sq ft	(53.41 sq m)
VOID Second Floor	225 sq ft	(20.90 sq m)

Price

Our clients are seeking offers in excess of **£360,000** for the heritable interest with the benefit of vacant possession.

Rent

Offers in excess of **£39,000 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 **£38,900**. (Each new occupier has the right of appeal against this figure).

Based on a rate poundage of 49p this rateable value will result in an estimated rates liability in financial year 2019/20 of **£19,110**.

Energy Performance Certificate

EPC Rating = F

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

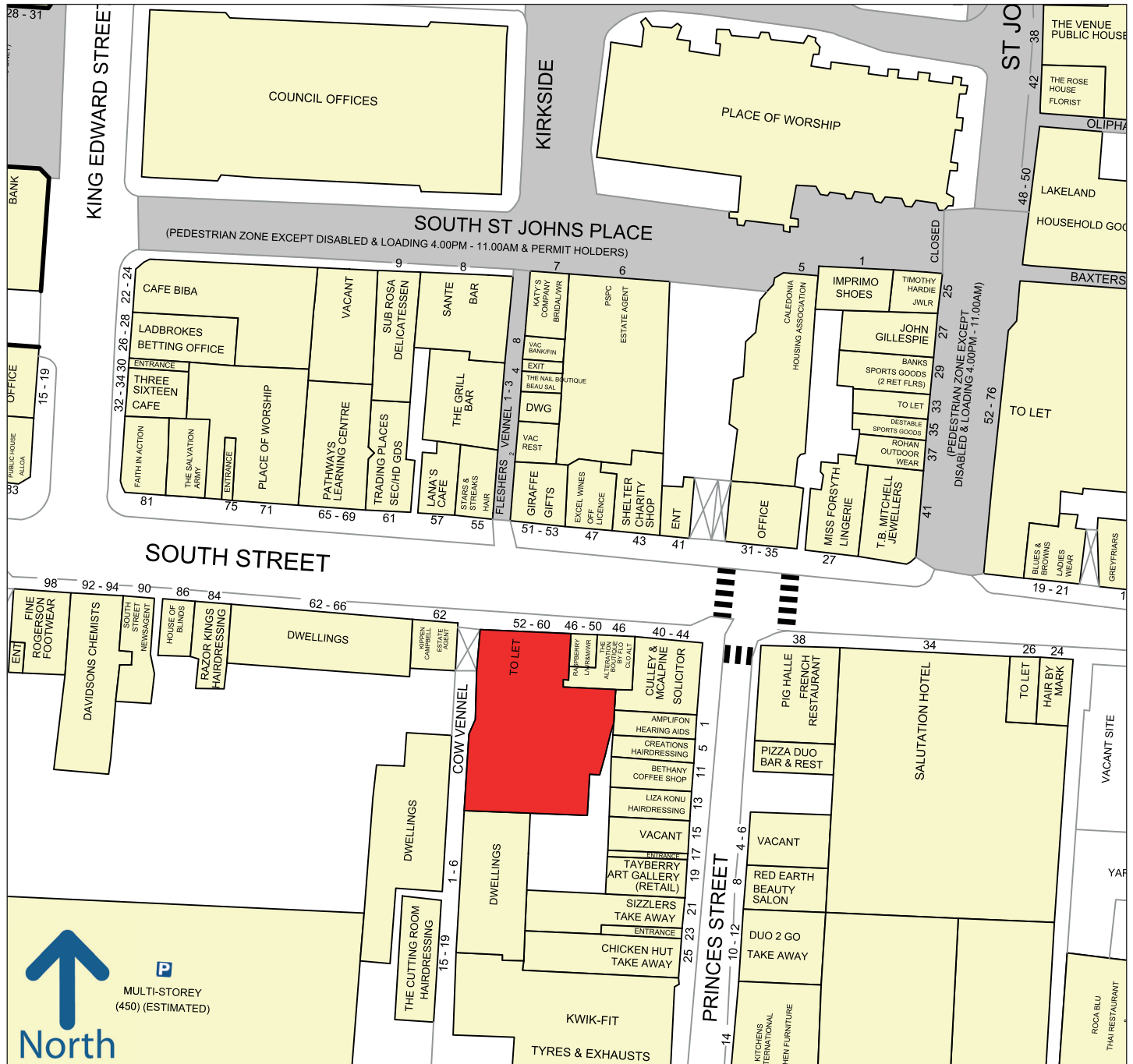
All viewings are strictly by prior arrangement with EYCO on 0131 226 2641.

TO LET



CHARTERED SURVEYORS

52-60 South Street, Perth PH2 8PD



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Get in touch



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