

**P** Mon - Sat  
8 am - 6 pm  
4 hours max stay  
No return  
within 1 hour  
Pay at machine  
Display ticket

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mobile  
Use the  
RingGo app  
18530

**TO LET**

**Shop – 2 North Port, Perth, PH1 5LU**

# Perth and Kinross:

## The first-choice destination for ambitious business growth

Undoubtedly one of Scotland's most well-connected areas, Perth and Kinross links to all major UK road networks, is a central hub for national rail, and sits within an hour's drive of both Glasgow and Edinburgh airports.

This prime location offers a truly competitive edge for industry of all sizes. From efficient distribution and logistics, to its proximity to the national talent pool, Perth and Kinross provides a cost-effective, no compromise, alternative to its large city counterparts.

With a proactive approach to economic progress, the Business Growth team at PKC can offer support and guidance for companies bringing inward investment to the area, or for existing businesses to expand.



### Key Strengths

- Population **153,800** (47,500 in Perth City)
- Proximity **90 mins** from **90%** of Scotland
- Connections **1 hr** from Glasgow and Edinburgh International Airports
- Education **94.8%** of school leavers move to a positive destination
- Employment **97%**, higher than UK (**96.4%**) Scottish (**96.6%**) average



**CITY**



**DIST.**



**CAR**



**TRAIN**

Inverness	112 Miles	2 hours	2 hours
Aberdeen	86 Miles	1 hour 45	1 hour 30
Dundee	22 Miles	30 mins	25 mins
Stirling	37 Miles	45 mins	30 mins
Edinburgh	45 Miles	1 hour	1 hour 30
Glasgow	62 Miles	1 hour	1 hour

# Location

The subjects are located on the outskirts of the Perth city centre. Providing a prime location within the scenic city of Perth, located on the banks of the River Tay. The city enjoys strategic access to the A9 and wider road network, offering links to a host of key destinations across central Scotland.

Specifically, the subjects is situated at North Port. Surrounded by a variety of residential / commercial property. As well as a short walk from the picturesque North Inch.



# Description

The subjects comprise a ground floor shop unit within a 4-storey tenement of mainly stonework construction rendered externally, beneath a pitched roof clad with slates.

The accommodation comprises of: Front Shop Area, Back Shop / Store, Kitchenette and WC.



## Accommodation

The Gross Internal Floor Area extends to approximately:

**33 m<sup>2</sup> / 355 ft<sup>2</sup>**

## Energy Performance Certificate

The Subjects have a Building Energy Performance Rating of F+ (86).

## Services

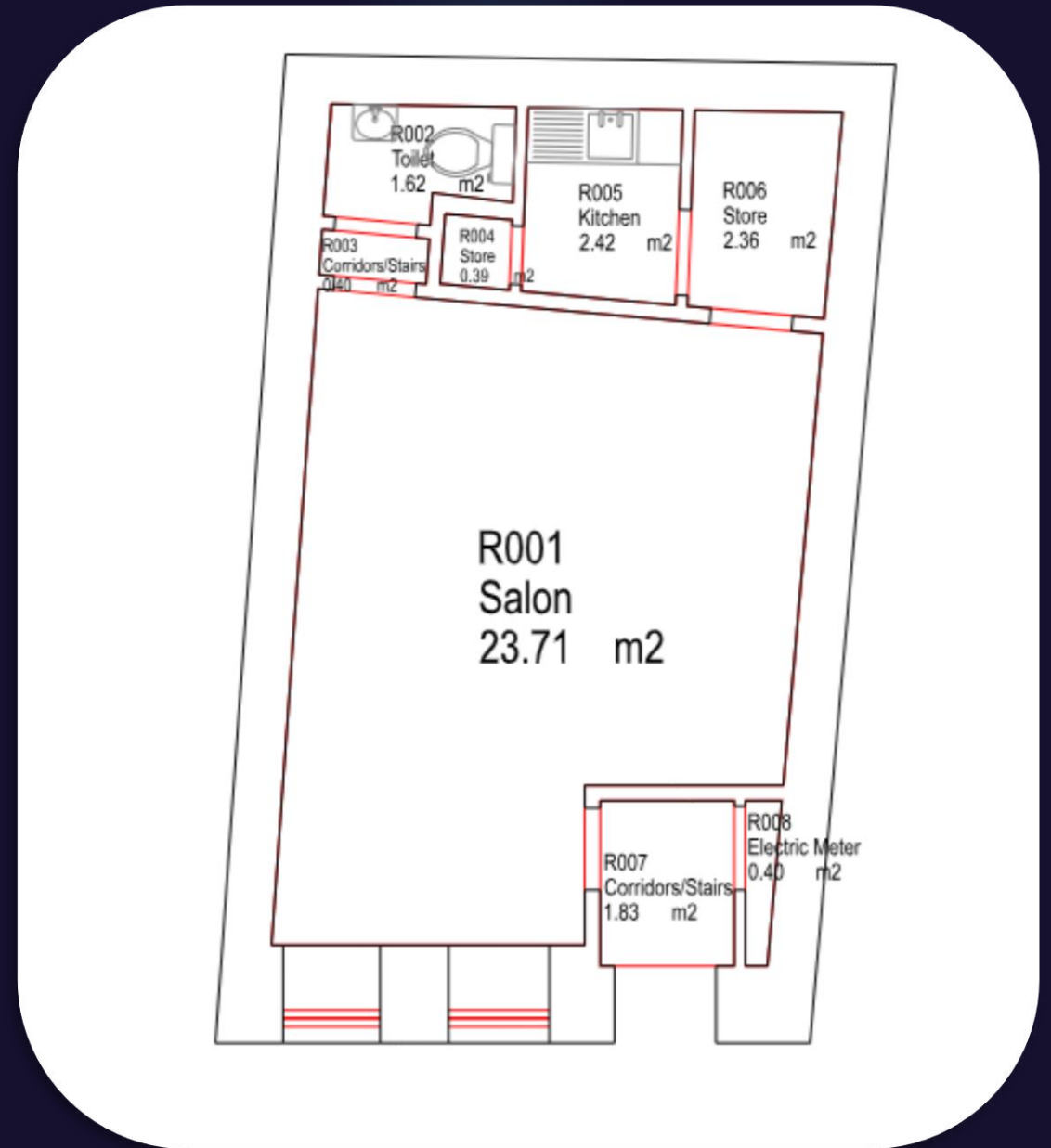
The Subjects are served by mains water, electricity and drainage connections.

## Planning

Interested parties are advised to make their own enquiries regarding their proposed use (and the possible need to obtain Change of Use Planning Consent) to Perth & Kinross Council Development Management.

**Tel:** 01738 475300

**Email:** [developmentmanagement@pkc.gov.uk](mailto:developmentmanagement@pkc.gov.uk)



# Heads of Terms

- The lease duration will be for a minimum term of 5 years.
- Rent and other charges will be payable quarterly in advance.
- Rent will be reviewed every 3 years.
- Landlord to arrange buildings insurance cover, with the cost of this being met by the tenant.
- The Tenant will be responsible for the payment of rates and all other outgoings.
- The Tenant will be responsible for all repairs and decoration to the property both internally and externally including all windows and glazing.
- No Subletting. No assignation in part.

## Rent

The Subjects are available To Let for offers over £6,350 per annum.

## Rateable Value

The Subjects have a Rateable Value of £5,300.

The Uniform Business Rate for the financial year 2025/26 is 49.9p exclusive of water and sewerage charges.

## Value Added Tax

Please note that the property is not currently VAT registered however the landlord reserves the right to opt to tax the property in the future.

## Viewing

To arrange a viewing or for further information, please contact:

Andrew Havelock, Graduate Estates Surveyor

[ahavelock@pkc.gov.uk](mailto:ahavelock@pkc.gov.uk)



PERTH &  
KINROSS  
COUNCIL