

FOR SALE/ TO LET

Retail Premises

57 South Methven Street, Perth, PH1 5NX



**VIEWING & FURTHER
INFORMATION:**

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- **Centrally located retail premises.**
- **100% rates relief.**
- **Offers over £80,000.**
- **Rental Offers of £9,500 per annum.**

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LOCATION

Perth, which has a population of approximately 45,000 persons (Source: Perth & Kinross Council), is the principal area of Perth & Kinross District and has recently been awarded City status.

Historically known as the gateway to the Highlands, Perth enjoys close proximity to Scotland's main cities with 90% of the country's population accessible within 90 minutes drive time. Dundee lies approximately 35 km (22 miles) to the east with Edinburgh 69 km (43 miles) to the south and Glasgow 98 km (61 miles) to the southwest.

Perth is located at the base of the River Tay in the heart of Scotland with the A9 and A90/M90 giving easy access to Dundee, Edinburgh, Glasgow and the south beyond.

The subjects are centrally located upon South Methven Street within the centre of Perth which is a busy retail location with on street car parking directly outside.

Surrounding occupiers comprise a mix of local businesses including opticians and hair salons.

DESCRIPTION

The subjects comprise a well presented ground floor retail unit contained within a mid terraced 3 storey and attic property of stone construction with pitched slate roof over.

The property is accessed via a recessed entrance door between a glazed window frontage.

Internally the accommodation comprises open plan retail space with back shop and W.C.

ACCOMMODATION

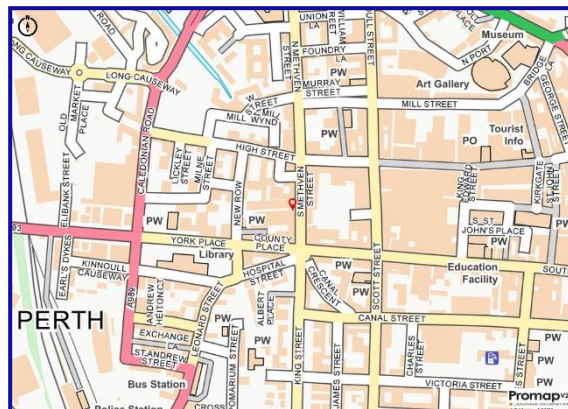
We calculate the net floor area extends to 58.23 sq. m. (627 sq. ft.) or thereby comprising Sales Area, Store and W.C.

TERMS

Our client is inviting offers in excess of £80,000 for their heritable interest. Alternatively rental offers in the region of £9,500 per annum will be considered,

MONEY LAUNDERING

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also and any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.



RATEABLE VALUE

The subjects have been assessed for rating purposes at a Rateable Value of £7,400.

The unified business rate for 2019/2020 financial year is 49p.

The subjects therefore qualify for 100% rates relief.

VAT

Prices are quoted exclusive of VAT (if applicable).

ENERGY PERFORMANCE CERTIFICATE

Awaiting further details.

VIEWING

For further information or viewing arrangements please contact the sole selling agents:

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