

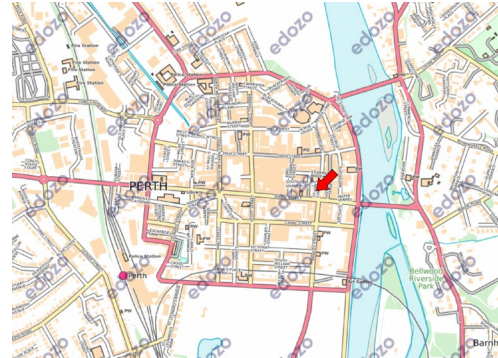
TO LET
CLASS 1A UNIT

 GRAHAM
SIBBALD



31/33 South Street
Perth, PH1 5QN

- City centre position
- Popular mixed used location
- A short distance from Perth Museum
- Suitable for a variety of commercial uses
- 110.42 sq.m (1,188 sq.ft)



To arrange a viewing please contact:



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LOCATION

The City of Perth has a resident population of approximately 46,000 people with a population of the surrounding catchment area estimated to be in the region of 130,000.

Perth is situated some 20 miles west of Dundee, 40 miles north of Edinburgh and 60 mile north east of Glasgow.

More precisely, the subjects are situated on the north side of South Street close to the St. John's Shopping Centre and Perth Museum. South Street is a busy traffic thoroughfare leading to the city centre from the west. Surrounding uses are mixed commercial in their nature to include retail, restaurant, hotel etc.

The approximate location is shown by the OS plan.

DESCRIPTION

The subjects comprise a ground floor retail unit contained within a traditionally constructed building. The property benefits from a prominent and extensive glazed display frontage, to include 4 x glazed display windows directly onto South Street.

Internally the property is regular in configuration, suitable for a variety of commercial uses subject to consents. The subjects offer a mixture of modern bright open plan and cellular accommodation with WC, kitchen and storage facilities.

ACCOMMODATION

We have measured the property in accordance with the RICS property measurement (2nd edition) which incorporates the RICS code of measuring practice (6th edition) to arrive at the following net internal area:

110.42 sq.m (1,188 sq.ft)

RATEABLE VALUE

The subjects are entered in the Valuation Roll with a Net and Rateable Value of £21,200.

The unified business rate for the year 2024/2025 is 49.8p exclusive of water and sewerage rates.

EPC

Available on request.

TERMS / RENT

The subjects are available to rent at an annual rent in the region of £18,500 per annum. It is anticipated that lease will be structured on standard commercial terms.

LEGAL COSTS + VAT

Each party to bear their own legal costs associated with the transaction.

The property has not been elected for VAT.

VIEWING

Viewing is through the sole letting agents.

IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
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5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: February 2025