

# TO LET/MAY SELL

Class 1a — Commercial



8 Princes Street,  
Perth, PH2 8NG

- Ground floor commercial unit
- City centre location
- Established commercial operators close by
- Suitable for a variety of commercial uses (STC)
- May qualify for 100% Rates Relief
- GIA: 70.6 sq.m (760 sq.ft)



### 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.

More precisely, the subjects are positioned on the east side of Princes Street, a short distance from St. Johns Street and High Street which are considered the main retailing areas in the city centre.

Surrounding properties are mixed commercial in their nature.

The approximate location is shown by the OS plan.

### DESCRIPTION

The subjects comprise a ground floor retail/commercial unit contained within a mid terraced traditionally constructed building. The property benefits from a modern frontage with 2x display windows.

Internally the subjects are regular in configuration and adaptable to suit a variety of commercial uses. Current layout is a mixture of open plan and individual/cellular rooms with kitchen and WC.

### 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 gross internal area:

70.6 sq.m (760 sq.ft)

### RATEABLE VALUE

The property currently has a Rateable Value of £8,000.

The current rate poundage for the year 2025/26 is 49.8p.

The property may qualify for 100% Rates Relief. All interested parties should make their own enquiries with regards to rates.

### EPC

Available on request.

### TERMS

The subjects are available To Let on standard commercial terms for a period to be negotiated with an asking rent in the region of £10,000 per annum.

Alternatively, the property is available For Sale with offers invited for the Heritable Title.

### LEGAL COSTS + VAT

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

For the avoidance of doubt all figures quoted are exclusive of VAT.

### VIEWING AND OFFICE ADDRESS

Viewing is through the sole letting/selling agents.



To arrange a viewing please contact:



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### 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.
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