

# RETAIL

# TO LET



- GOOD QUALITY GROUND FLOOR UNIT WITH BASEMENT STORAGE
- EXISTING FIT OUT AS A HAIR SALON
- SUITABLE FOR ALTERNATE USES
- 67.68 SQ M (729 SQ FT)
- QUALIFIES FOR 100% RATES RELIEF

10 COUNTY PLACE, PERTH, PH2 8EE

## Location

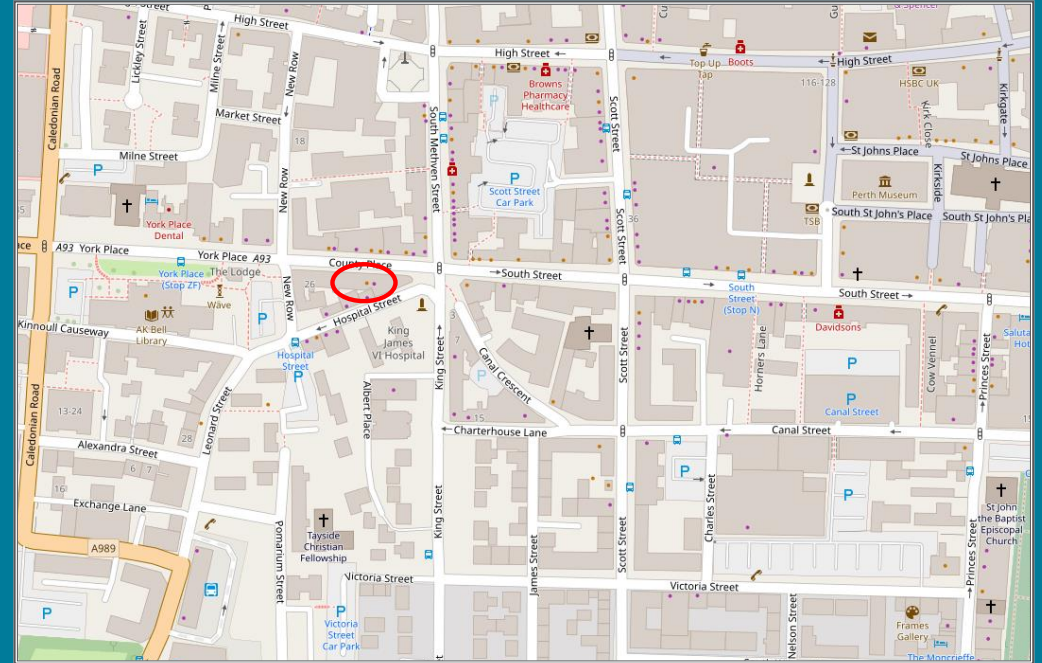
Perth is located in the east of Scotland approximately 44 miles north of Edinburgh and 22.5 miles west of Dundee. The city, with a resident population of c.50,000 people, provides the administrative centre for Perth & Kinross Council and is the principal commercial and retailing area for the surrounding district. Perth is well connected to the other Scottish urban centres via the M90, A9 and east coast main line rail services.

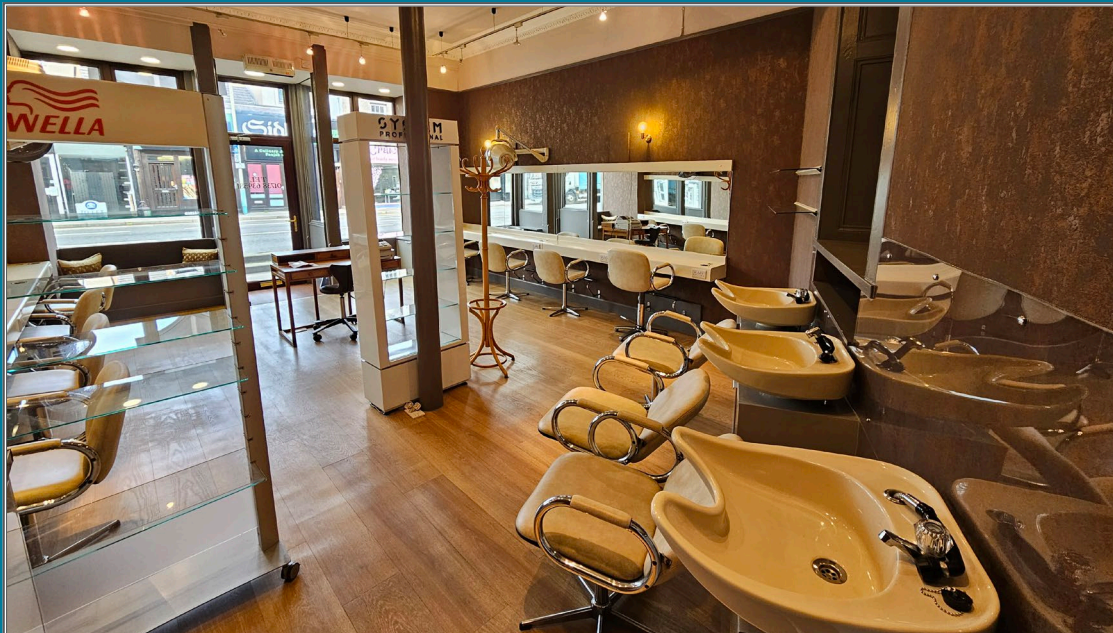
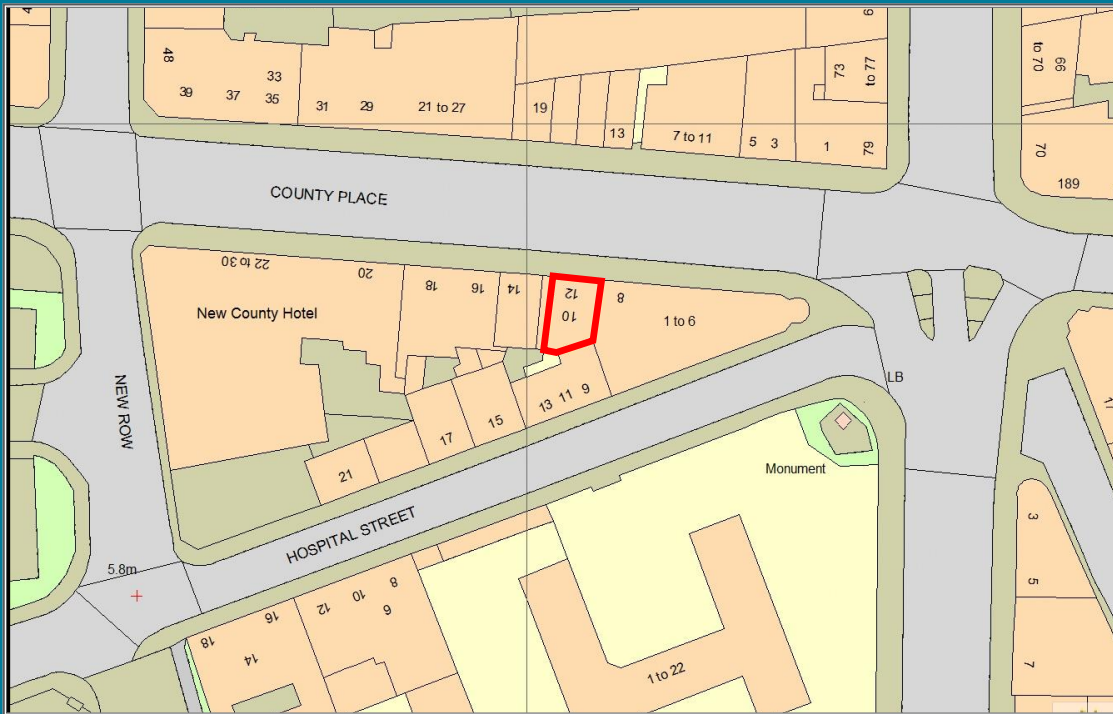
County Place lies at the southern edge of the core city centre retailing area, connecting York Place to South Street and forms part of the principal vehicular access through the city centre to the east. The subject premises are located on the south side of County Place and are contained within a parade of principally local traders. The main retail destinations of High Street and St John's Shopping Centre are approximately 5 minutes walk away.

## Description

The property forms part of a traditional tenement building, providing ground floor retail space with basement storage with double fronted aluminium, double glazed display windows and glazed pedestrian access.

Internally, the unit has been fitted out for use as a hair salon however it is suitable for a variety of uses. The unit has traditional cornicing, with plaster/painted walls and ceiling and timber flooring. Spot lighting has been installed and heating is by way of electric panel heaters with a separate wet system providing hot water to the hair washing stations. A single WC is located to the rear of the unit.





## Accommodation

The property has been measured in accordance with RICS Property Measurement (2nd Edition) and the gross internal area can be stated as:

Retail Unit (Zone A)	38.59	416
Basement	29.09	313
Total	67.68	729
Reduced Area ITZA	41.50	447

## Lease Terms

The property is available on a new full repairing lease for a term to be agreed. Further details are available from the sole letting agents.

## VAT

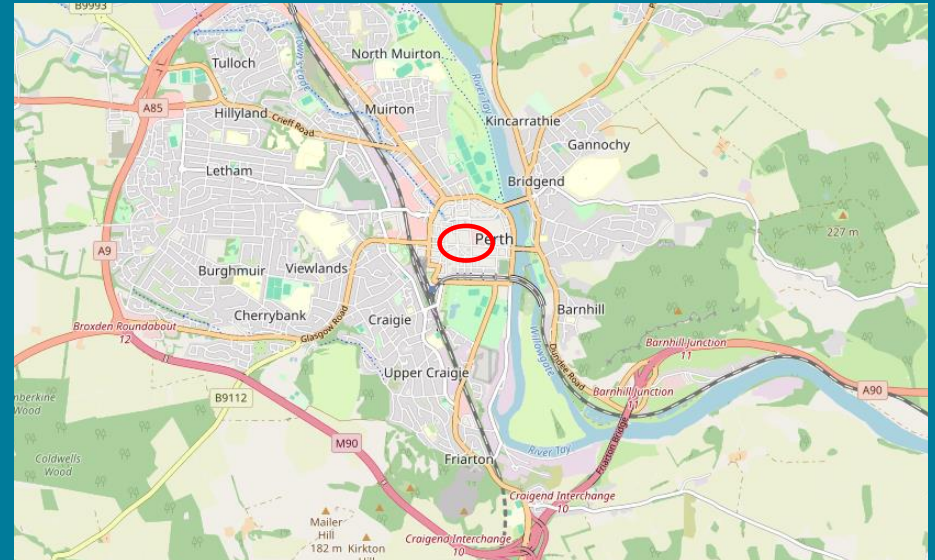
The property is elected for VAT and as such will be applicable at the prevailing rate.

## Rateable Value

The property is entered in the Valuation Roll as a Shop with a rateable valuer of £7,500 and may qualify for up to 100% business rates relief.

## Legal Costs

Each party will be responsible for the own legal costs in dealing with the transaction however in the purchaser will, in the normal manner, be liable for any recording dues, registration fees and Land & Building Transaction Tax.



## Energy Performance Certificate

The property has been assessed and given an EPC rating of B.

## Viewing & Further Information

For further information or to discuss your requirements in greater detail, please contact:

Louise Reilly

T: 07856 413476

E: l.reilly@andrewreillyassociates.co.uk

Howard Brooke

T: 07973 540528

E: h.brooke@andrewreillyassociates.co.uk



ARA hereby confirm that they are acting as agents for the vendors or lessors of the property and give notice on behalf of themselves and the vendor or lessors that the particulars outlined have been prepared as agents for our clients and are provided for guidance purposes only. Their accuracy is not guaranteed. All information and particulars are given in good faith however any prospective purchaser and/or tenant should not rely upon them as a statement of representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of the information contained herein. Accordingly no liability as a result of any error or omission or any other information given will be accepted. The information in particulars outlined are provided for record purposes only and are not intended to create nor can be relied upon as creating any contractual relationship or commitment. The agents or any of their Directors, employees or joint agents are not authorised to give or make any warranty or representation on behalf of any party.