

FOR SALE/TO LET

RETAIL PREMISES

SUITABLE FOR A VARIETY OF USES. MOST RECENT USE HAIR AND BEAUTY SALON

SITUATED WITHIN A BUSY THOROUGHFARE

PROMINENT RETAIL FRONTAGE

NIA 74.94 SQM (806 SQFT)
OVER GROUND AND FIRST FLOOR.

RENTAL OFFERS OF
£12,500 P.A.

OFFERS OVER
£100,000



VIDEO TOUR



WHAT 3 WORDS



11 SOUTH STREET, PERTH, PH2 8PG

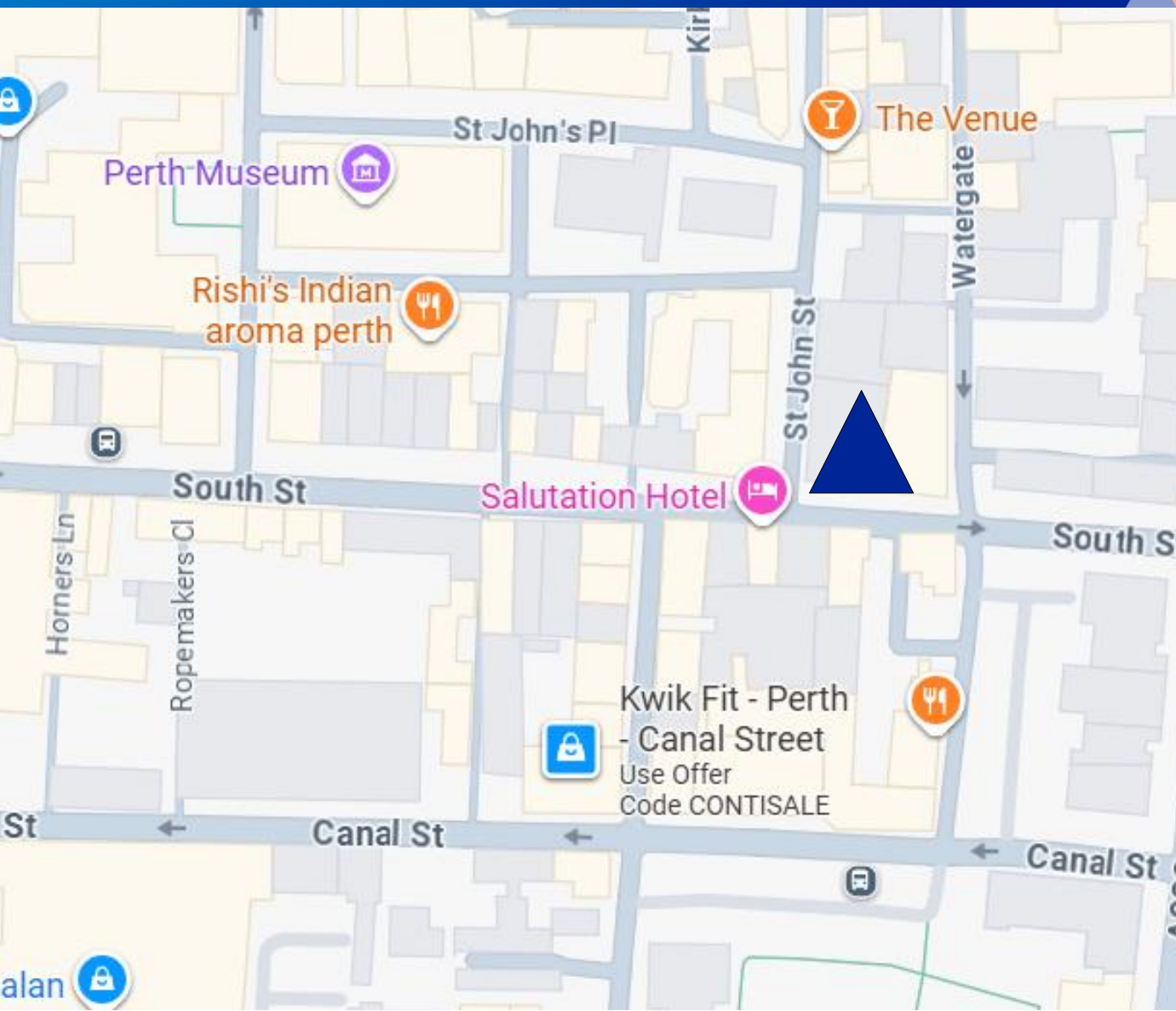
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Location

11 SOUTH STREET, PERTH, PH2 8PG



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-minute drive time.

Dundee lies approximately 22 miles to the east with Edinburgh 43 miles to the south and Glasgow 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 prominently located on South Street, one of the main vehicular thoroughfares within the city centre, located between St. Johns Street and Watergate within the centre of the city.



FIND ON GOOGLE MAPS



Ground Floor

11 SOUTH STREET, PERTH, PH2 8PG

Shop Front

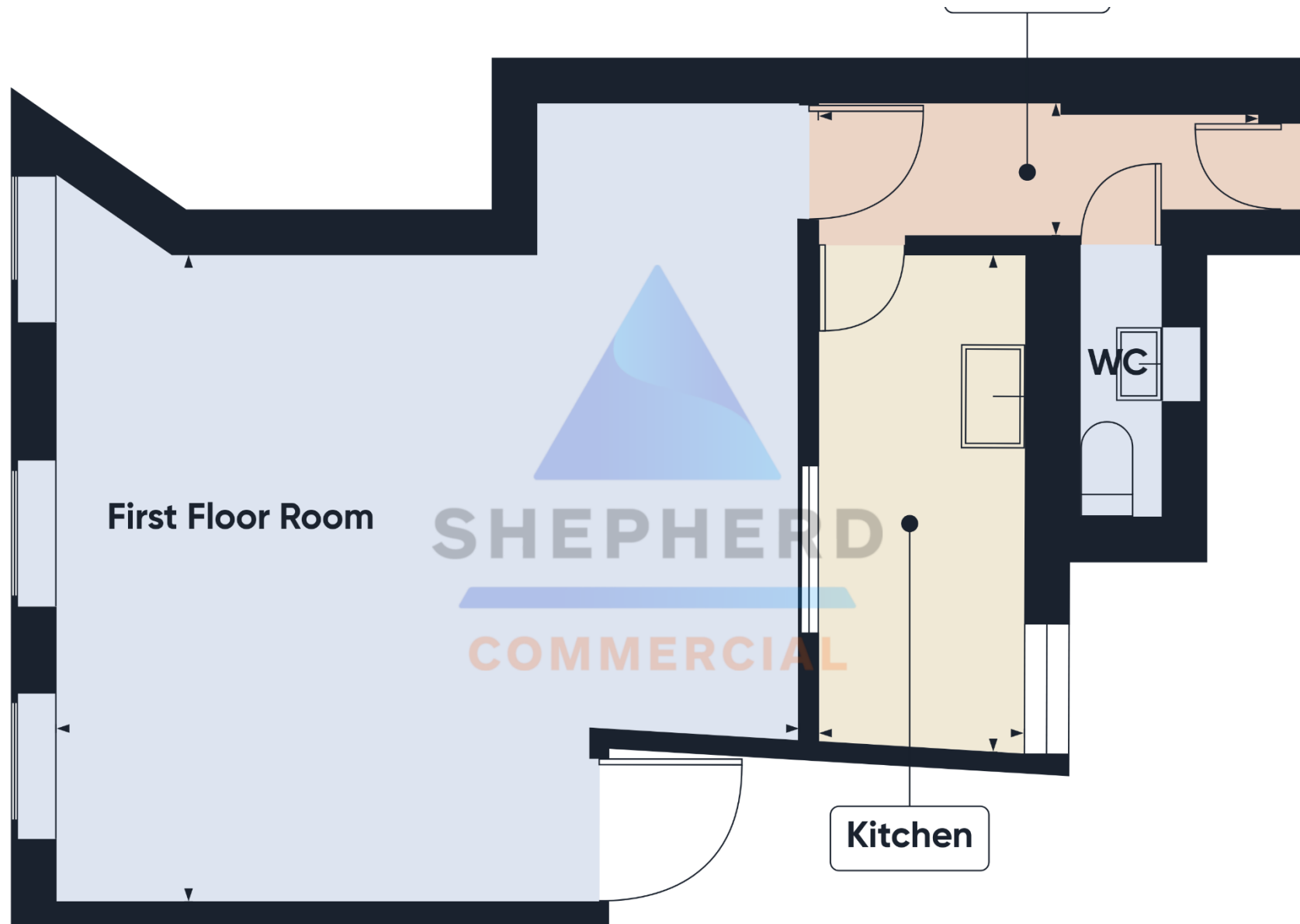


SHEPHERD
COMMERCIAL





11 SOUTH STREET, PERTH, PH2 8PG





Description

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Description

The subjects comprise ground and first floor retail accommodation contained within a terraced 3 storey and attic building of stone construction with pitched slate roof over.

The ground floor accommodation comprises an open plan area with internal stairwell providing access to the first-floor accommodation which includes kitchen and toilet facilities.

The subjects have most recently been used as a beautician and hairdressers.

Accommodation

	m ²	ft ²
Ground	34.11	367
First	40.83	439
TOTAL	74.94	806

The above floor areas have been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).



Lease Terms

Our client is seeking a rental agreement of £12,500 per annum for a negotiable period on normal full repairing and insuring terms.

Prices Invited

Our client is inviting offers over £100,000 for their heritable interest.

Rateable Value

The premises have been assessed for rating purposes and are entered in the Valuation Roll for the current year at:

Net and Rateable Value: £7,700

The Unified Business Rate for the financial year 2025/2026 is 49.8 pence exclusive of water and sewerage.

The property therefore qualifies for 100% rates relief.

Energy Performance Certificate

Available upon request.

VAT

Prices quoted are exclusive of VAT

Legal Costs

Each party to bear their own legal costs in connection with this transaction.



Get in Touch

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



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ANTI MONEY LAUNDERING REGULATIONS

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 on 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.

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