

TO LET

**MODERN RETAIL
SHOWROOM PREMISES**

**PROMINENT AND BUSY
LOCATION WITH CAR PARK**

**GROUND FLOOR AND
MEZZANINE EXTENDING TO
854 SQ M (9,192 SQ FT)**

**SUITABLE FOR VARIETY OF
USES**

**RENTAL OFFERS IN EXCESS OF
£50,000 PER ANNUM**



VIDEO TOUR



WHAT 3 WORDS

2 GLASGOW ROAD, PERTH, PH2 0NT

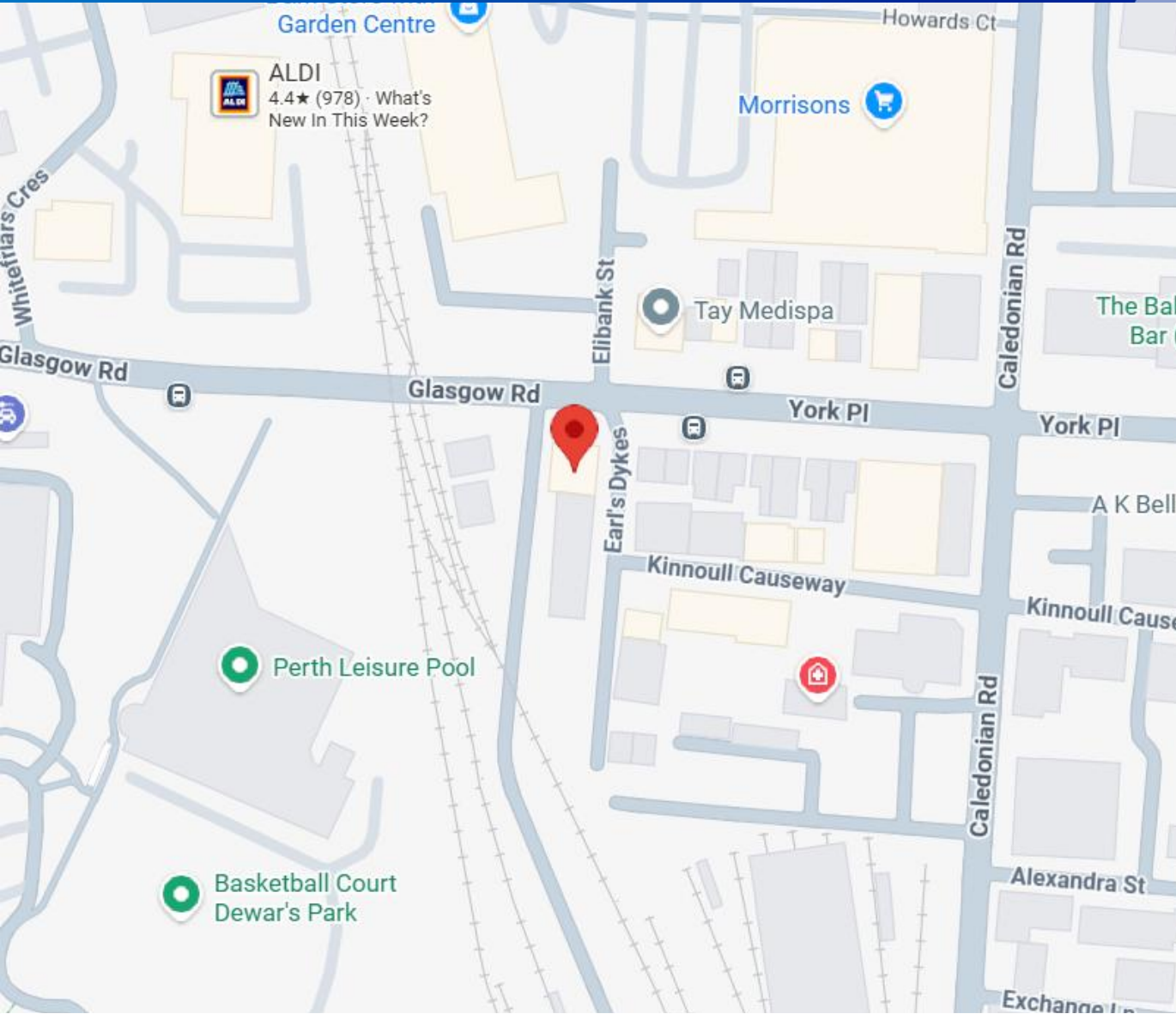
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Location

2 GLASGOW ROAD, PERTH, PH2 0NT



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 the busy Glasgow Road adjacent to Perth Railway Station and opposite St. Catherine's Retail Park.



FIND ON GOOGLE MAPS



Description

2 GLASGOW ROAD, PERTH, PH2 0NT



Description

The subjects comprise a modern retail showroom suitable for a variety of uses

The accommodation comprises a large open plan space with mezzanine to the front of the property. There is substantial window frontage displays to the main elevations.

In addition, the premises may also benefit nonretail business and office occupiers subject to planning.

Car Parking

Externally there is off-street car parking for approximately 4 vehicles.

Accommodation

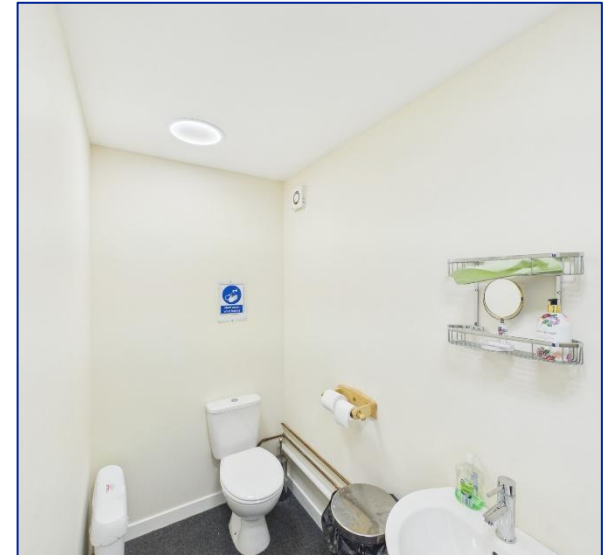
	m ²	ft ²
Ground Floor – Retail Showroom		
Offices and Toilet Facilities	687.52	7,400
Mezzanine – Retail	166.50	1,792
TOTAL	854.02	9,192

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).



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Lease Terms

Rental offers in excess of £50,000 per annum are invited on normal full repairing and insuring terms for a negotiable term.

Planning

The property may suit a variety of uses subject to planning. All serious interest should make any enquiries directly to the relevant authorities at Perth and Kinross Council.

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: £39,800

The Unified Business Rate for the financial year 2026/2027 is 48.1 pence exclusive of water and sewerage.

Energy Performance Certificate

Available upon request.

VAT

All prices are quoted 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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