



## FLAGSHIP RETAIL/ OFFICE PREMISES WITHIN CENTRE OF PERTH

- > ENTIRE BUILDING SUITABLE FOR VARIETY OF USES SUBJECT TO VACANT POSSESSION
- > PRIME PEDESTRIANISED LOCATION
- > NET AREA 751 SQ. M. (8,085 SQ. FT.)
- > SUB-DIVISION POSSIBLE
- > RENT ON APPLICATION
- > CLASS 3 RESTAURANT CONSENT

14:50 20/SEP/2022  
**TO LET**

**80 - 84 HIGH STREET, PERTH, PH1 5TH**

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## LOCATION

Perth, which has a population of approximately 45,000 persons (Source: Perth & Kinross Council), is the principal area of Perth & Kinross District.

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 south side of the pedestrianised High Street

## DESCRIPTION

The subjects comprise a substantial mid terraced building planned over ground, first and second floor with two storey extension to the rear.

The property is accessed to the front elevation via an automatic glazed slide door which leads into an open plan area which extends the full length of the ground floor and comprises open plan waiting areas and private screened meeting areas.

A passenger lift links the ground and first floor with an open plan stairwell also providing access between the floors.

The first-floor accommodation comprises open plan offices, staff canteen and toilet facilities whilst the second floor provides further office and storage accommodation.

ACCOMMODATION	SqM	SqFt
Ground Floor	332.10	3,575
First Floor	317.27	3,415
Second Floor	101.70	1,095
<b>TOTAL</b>	<b>751</b>	<b>8,085</b>

## RATEABLE VALUE

Rateable Value - £50,800

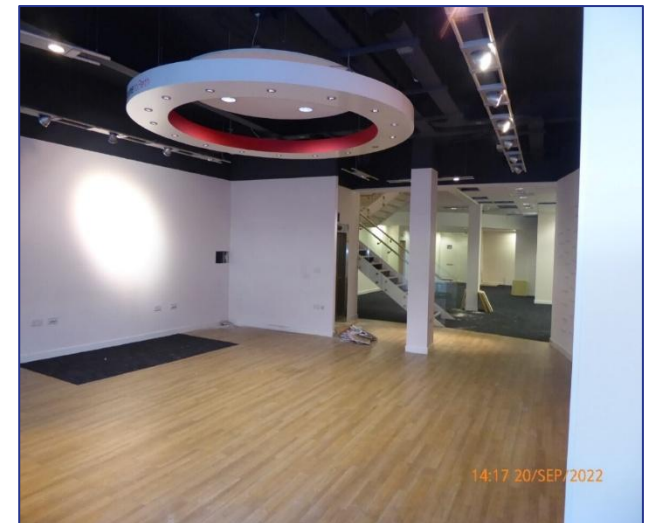
## EPC

Awaiting further details.

## TERMS

Our client is inviting rental offers for a negotiable period of time.

The property can be sub divided and offers for separate floors will be considered.







## VAT

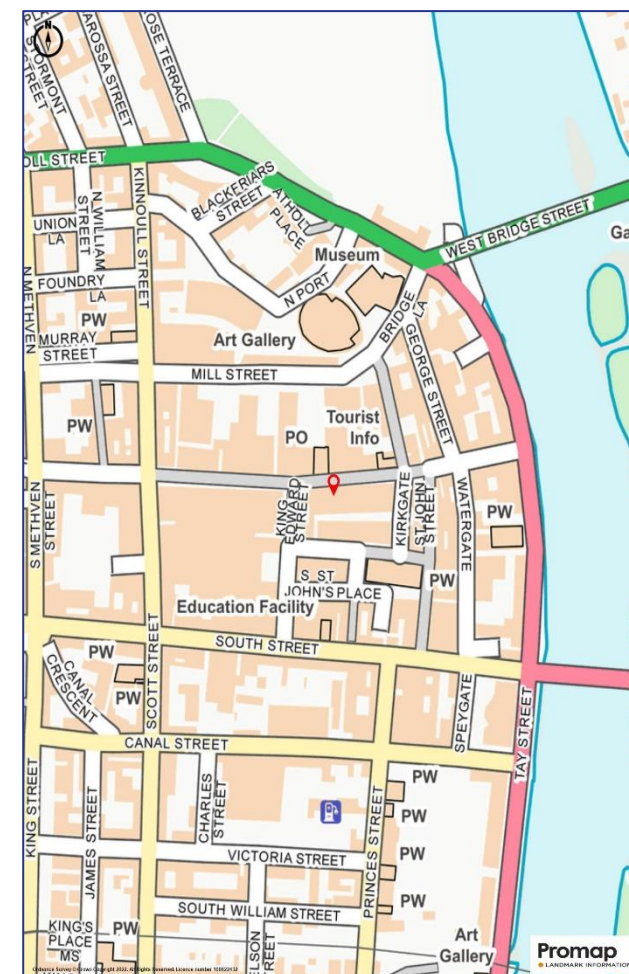
Prices quoted are exclusive of VAT.

## LEGAL COSTS

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

## MONEY LAUNDERING

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 and 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.



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

**Shepherd Chartered Surveyors** 2 Whitefriars Crescent, Perth PH2 0PA 01738 638188  
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