

LITTLE BIRD

- > WELL-PRESENTED CAFÉ/RESTAURANT PREMISES
- > BUSY CITY CENTRE LOCATION
- > GROUND FLOOR AREA – 82.38 SQ. M. (887 SQ. FT.)
- > RENTAL - £15,000 PER ANNUM
- > AVAILABLE FEBRUARY 2024

TO LET

UNIT 2, 213 HIGH STREET, PERTH, PH1 5PB

CONTACT: Jonathan Reid, 2 Whitefriars Crescent, Perth, PH2 0PA – j.reid@shepherd.co.uk – 01738 638188 www.shepherd.co.uk



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 occupy a prominent location on the north side of High Street a short distance from the prime pedestrianised area.

This is a busy location in the centre of Perth.

DESCRIPTION

The subjects comprise ground floor and basement café/restaurant premises contained within a refurbished mid terraced three storey building.

The property benefits from a full length glazed frontage and comprises well presented accommodation internally.

ACCOMMODATION	Sq M	Sq Ft
Ground Floor – Café and Serving Area, Kitchen and Disabled W.C.	82.38	887
Basement - Storage	83.21	896
TOTAL	165.59	1,783

RATEABLE VALUE

Rateable Value - £15,400

TERMS

Our client is inviting rental offers in the region of £15,000 per annum for a negotiable period of time.

EPC

Available upon request.



VAT

Prices quoted are exclusive of VAT.

LEGAL COSTS

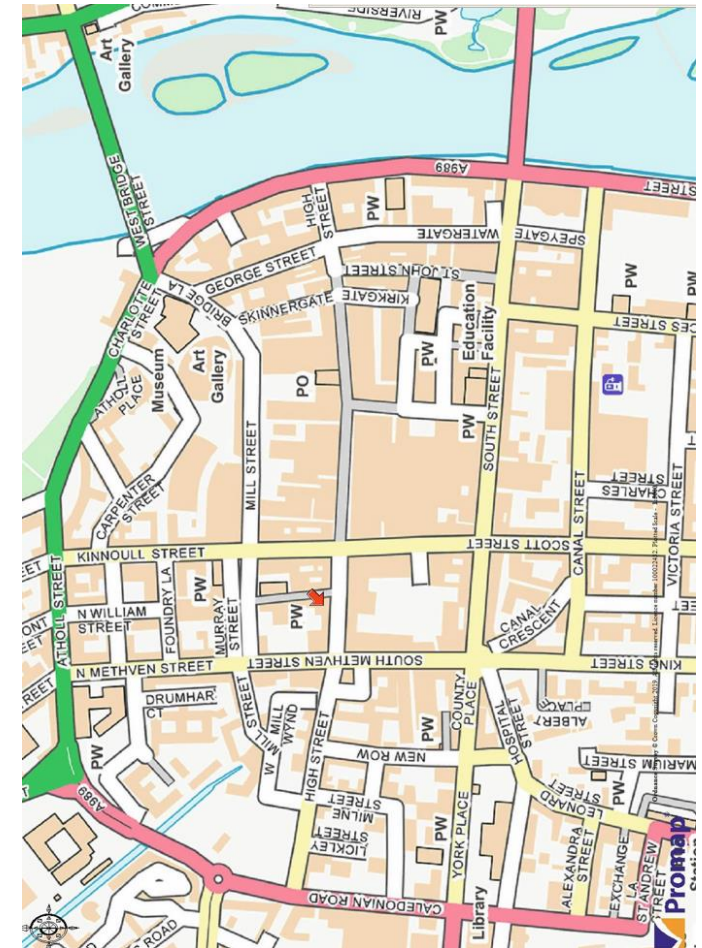
Each party to bear their own legal costs in connection with this transaction.

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.

VIEWING/FURTHER INFORMATION

Strictly by appointment with the sole letting agent.



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

Shepherd Chartered Surveyors Jonathan Reid, 2 Whitefriars Crescent, Perth, PH2 0PA – j.reid@shepherd.co.uk – 01738 638188

www.shepherd.co.uk



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