

- > FULLY FITTED AND REFURBISHED WINE BAR AND RESTAURANT
- > LOCATED WITHIN CAFÉ QUARTER (ADJACENT TO PERTH CITY HALL)
- > ANNUAL RENT – £30,000
- > ASKING PRICE - £375,000
- > AREA – 206.63 SQ. M. (2,224 SQ. FT.)

WINE BAR & RESTAURANT

FOR SALE/
TO LET
SHEPHERD
01738 63 188
www.shepherd.co.uk

TO LET/FOR SALE

10 SOUTH ST JOHN'S PLACE, PERTH, PH1 5SU

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 property is located upon South St John's Place centrally positioned within Perth, between its junctions with King Edward Street and South St John's Street.

The property sits directly opposite Perth City Hall which will soon be subject to a significant refurbishment, improving the entire location. This area is known as Perth's Café Quarter with a number of other restaurants within the vicinity.

DESCRIPTION

The property dates from 1910 and comprises an end terraced two storey building trading as Sante Wine bar and Restaurant.

The main walls are a combination of stone and brick construction, cement rendered and glazed to the front elevation. The roof over is pitched and clad in slate. The premises benefit from full length glazed double frontage which opens out onto the pavement and at ground floor the restaurant caters for approximately 50 covers with a fully fitted open kitchen.

At first floor there is a private function/dining room catering for approximately 40 covers.

The property is extremely well presented and has been refurbished to a high standard.

ACCOMMODATION	Sq M	Sq Ft
Ground Floor		
Restaurant, Kitchen, Store and Disabled W.C.	156.45	1,684
First Floor		
Function/Dining Room, Staff Changing and Male/Female Toilet Facilities	50.18	541
TOTAL	206.63	2,224

RATEABLE VALUE

Rateable Value - £

TERMS

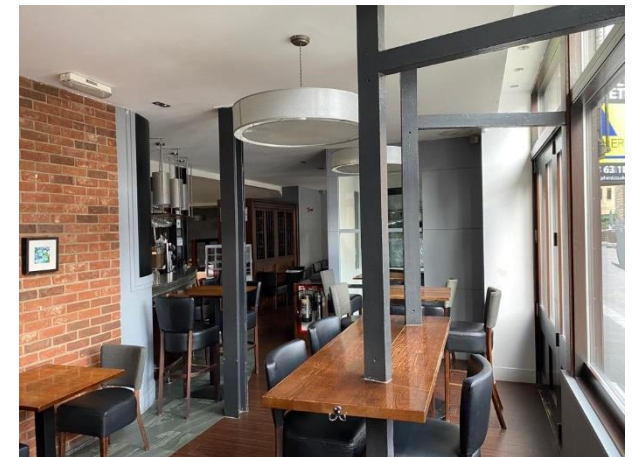
Our client is inviting rental offers in the region of £30,000 per annum for a negotiable period of time or For Sale in the region of £375,000.

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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