

- > WELL LOCATED RETAIL PREMISES WITHIN CENTRE OF PERTH
- > NET AREA – 82.36 SQ. M. (887 SQ. FT.)
- > 100% RATES RELIEF AVAILABLE
- > ASKING RENT – £10,00 PER ANNUM
- > SALE PRICE – OFFERS OVER £85,000

TO LET/FOR SALE

51 SOUTH METHVEN STREET PERTH, PH1 5NU

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 are located on South Methven Street a popular and busy secondary retail area within the centre of Perth.

DESCRIPTION

The subjects comprise ground floor retail premises contained within a traditional terraced building of stone construction with pitched slate roof over.

The property is accessed to the front elevation into an open sales area with partitioned office and W.C. and back shop extension.

ACCOMMODATION	Net Sq M	Net Sq Ft
Ground Floor		
Front Sales, Back Shop, Office and W.C.	82.36	887
TOTAL	82.36	887

RATEABLE VALUE

Rateable Value - £7,300

TERMS

Our client is inviting rental offers in excess of £10,000 per annum for a negotiable period of time. Alternatively offers in excess of £85,000 are invited for our clients heritable interest.

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 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.

VIEWING/FURTHER INFORMATION

Strictly by appointment with the sole letting/selling 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

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