

REDUCED PRICE

FOR SALE/ TO LET



Well located retail premises within centre of Perth.

Net Area - 82.36 sq. m.
(887 sq. ft.)

100 Rates relief available.

Asking Rent - £10,000 per annum

Sale Price – Now only
Offers over £65,000



VIDEO TOUR



WHAT 3 WORDS

51 SOUTH METHVEN STREET, PERTH, PH1 5NU

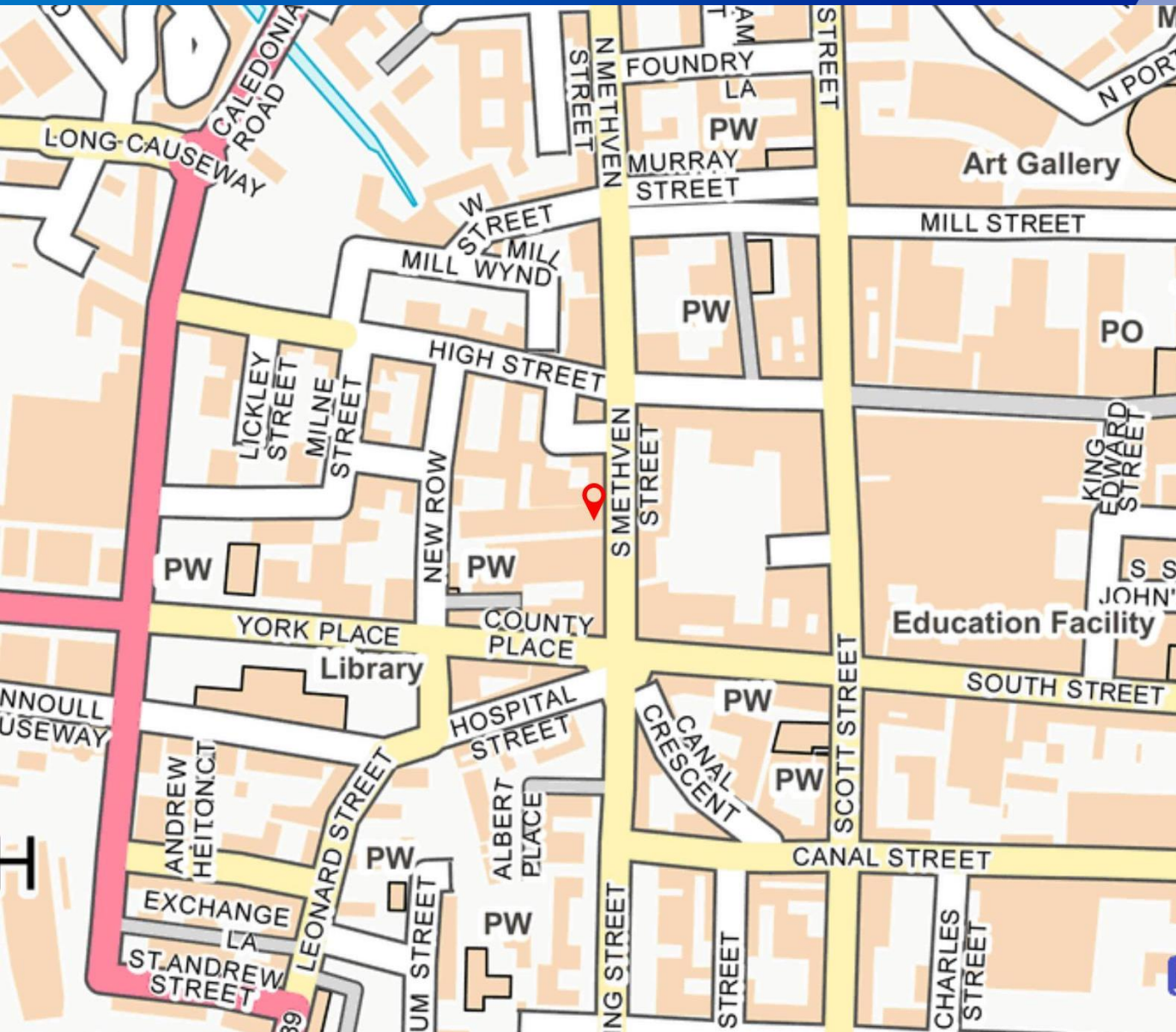
CONTACT: Jonathan Reid – j.reid@shepherd.co.uk | 01738 638188 shepherd.co.uk





Location

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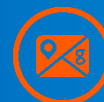
Perth, which has a population of approximately 45,000 persons (Source: Perth & Kinross Council), is the principal area of Perth & Kinross District and has recently been awarded City status.

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



FIND ON GOOGLE MAPS



Description

51 SOUTH METHVEN STREET, PERTH, PH1 5NU



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 m ²	Net ft ²
Ground Floor		
Front Sales, Back Shop, Office and W.C.	82.36	887
TOTAL	82.36	887



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 £65,000 are invited for our client's heritable interest

Rateable Value

£7,300

Energy Performance Certificate

Available upon request,

VAT

All figures are quoted exclusive of VAT.

Legal Costs

Each party will to bear their own legal costs in connection with the sale/letting of the property.

Get in Touch

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



Jonathan Reid

j.reid@shepherd.co.uk

Shepherd Chartered Surveyors

2 Whitefriars Crescent, Perth

t: 01738 638188



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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