

TO LET

Studio/Office Space

City Centre studios suitable for variety of uses. Each unit circa 25 sq. m. (269 sq. ft.).

Rent from £60 per week plus VAT.

Flexible lease terms ideal for start up business.

100% rates relief.



107 SOUTH STREET, PERTH, PH2 8PA

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



VIDEO TOUR



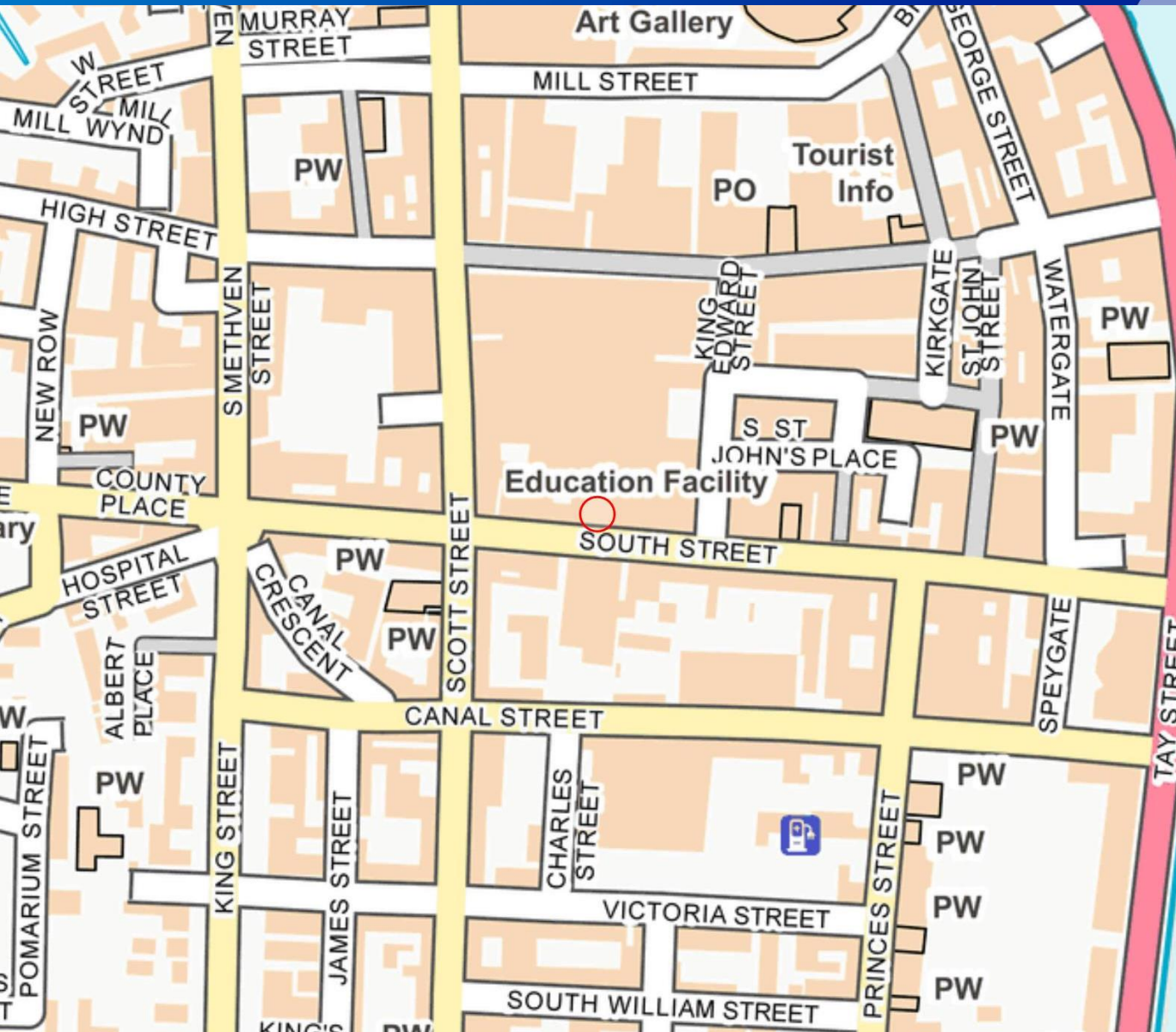
WHAT 3 WORDS





Location

107 SOUTH STREET, PERTH, PH2 8PA



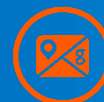
Perth, which has a population of approximately 45,000 persons (Source: Perth & Kinross Council), is the principal area of Perth & Kinross District and has recently been awarded City status.

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 minutes drive time. Dundee lies approximately 35 km (22 miles) to the east with Edinburgh 69 km (43 miles) to the south and Glasgow 98 km (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 the south side of South Street within a busy central location of Perth.

Description



FIND ON GOOGLE MAPS



Description

107 SOUTH STREET, PERTH, PH2 8PA



Description

The subjects comprise refurbished studio space within a thriving business Hub located above a busy new café. This would be ideal for a start up business and would suit treatment room, yoga studio, personal training, office, physio room, dentist, chiroprapist, nail bar, hairdressers, etc.

Communal toilet facilities and reception area with sofas.

Accommodation

The studios measure approximately 5 m. x 5 m. extending to 25sq. M. (269 sq. ft.) or thereby.



Rent

Rents starts from £60 per week plus VAT and short-term flexible license agreements are available.

Rateable Value

No rates payable.

Energy Performance Certificate

N/A

VAT

All figures are quoted exclusive of VAT.

Legal Costs

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



Get in Touch

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



Jonathan Reid

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Shepherd Chartered Surveyors

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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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