

# REDUCED RENT

## TO LET

### CLASS 3 PREMISES

ATTRACTIVE PROPERTY SUITABLE  
FOR A VARIETY OF USES.

ACCOMMODATION PLANNED  
OVER GROUND AND BASEMENT  
FLOOR.

GROUND FLOOR – 78.25 SQ. M.  
(842 SQ. FT.).

BASEMENT – 89.03 SQ. M. (958 SQ.  
FT.)

ASKING RENT - £13,500 PER  
ANNUM



VIDEO TOUR



WHAT 3 WORDS

**8 KING EDWARD STREET, PERTH, PH1 5UT**

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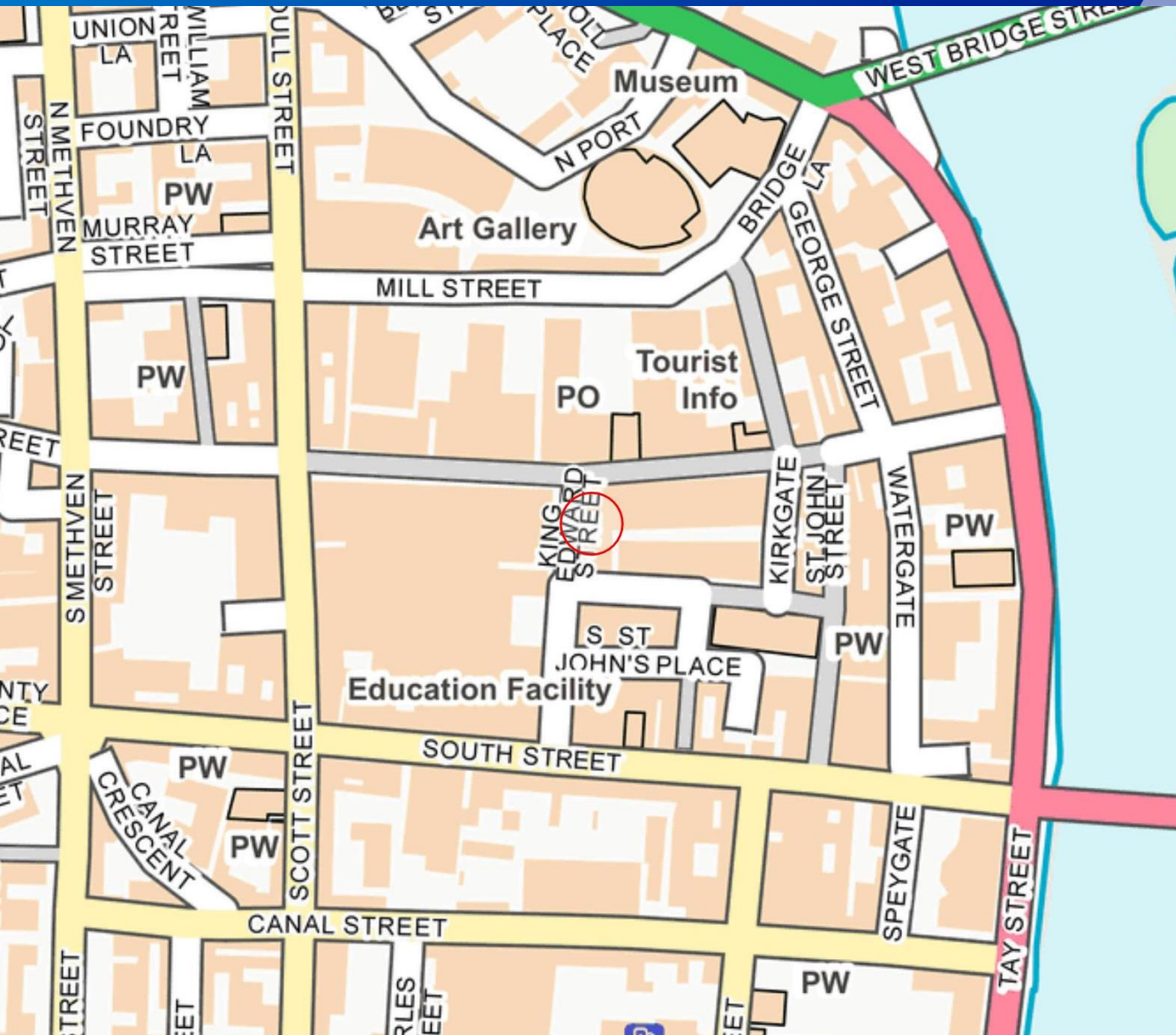






# Location

8 KING EDWARD STREET, PERTH, PH1 5UT



## LOCATION

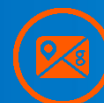
Perth, which has a population of approximately 45,000 persons (Source: Perth & Kinross Council), is the principal area of Perth & Kinross District and has recently been awarded City status.

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 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 prominently located within the centre of Perth at the junction with the prime section of the pedestrianized High Street,

The subjects are also located next to a busy Bank of Scotland branch, Bob & Berts and of course the recently opened Perth Museum.



FIND ON GOOGLE MAPS



# Description

8 KING EDWARD STREET, PERTH, PH1 5UT



## DESCRIPTION

The subjects comprise ground floor and basement retail premises within a traditional mid terraced tenement building.

The accommodation comprises well presented ground floor retail space with rear kitchen and office.

The basement offers large open plan storage space with full head height.

The property has been granted planning consent for Class 3 use.

## ACCOMMODATION

	M <sup>2</sup>	FT <sup>2</sup>
GROUND FLOOR	78.25	842
BASEMENT	89.03	958
TOTAL	167.28	1,800

The above floor areas have been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).





## TERMS

Our client is inviting rental offers in the region of £13,500 per annum for a negotiable period.

## RATEABLE VALUE

£16,500

## 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 letting of the property.

## PLANNING

The subjects have been granted Class 3 use by the Perth and Kinross Council.



## Get in Touch

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



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## 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.

[shepherd.co.uk](http://shepherd.co.uk)