

TO LET

Well Presented Hair Salon

NIA: 57 SQ. M. (614 SQ. FT.)

100% RATES RELIEF

SUITABLE FOR VARIOUS USES

RENTAL OFFERS OVER £8,000 per annum



VIDEO TOUR



WHAT 3 WORDS



UNIT 3, ARGYLL ROAD, NORTH MUIRTON, PERTH, PH1 3BZ

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Location

UNIT 3, ARGYLL ROAD, NORTH MUIRTON, PERTH,
PH1 3BZ

LOCATION

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

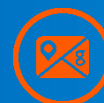
Historically known as the gateway to the Highlands, Perth enjoys close proximity to Scotland's main cities with 90% of the country's population accessible within 90-minute drive time. Dundee lies approximately 22 miles to the east with Edinburgh 43 miles to the south and Glasgow 61 miles to the southwest.

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 within the North Muirton Housing Estate which is a popular and densely populated residential area. They form part of a neighbourhood retail parade including Co-op and a public house



Description



FIND ON GOOGLE MAPS



Description

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DESCRIPTION

The subjects comprise a single storey ground floor unit contained within a popular and busy neighbourhood retail parade.

Internally the accommodations provide flexible open space suitable for a variety of commercial uses. It is partly fitted for hair salon use and well presented ready for immediate occupation by the new tenant

Excellent parking is available directly adjacent to the property.

ACCOMODATION

	m ²	ft ²
Ground Floor	57	614
Total	57	614

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).



RENTAL

Offers over £8,000 per annum are invited for a negotiable period of years.

RATEABLE VALUE

The subjects have been assessed for rating purposes at a Rateable Value of £5,200.

The property therefore qualified for 100% rates relief.

The Unified Business Rate for 2024/2025 is 49.8p exclusive of water and sewerage.

ENERGY PERFORMANCE CERTIFICATE

Awaiting further details.

VAT

Prices are quotes exclusive of VAT.

LEGAL COSTS

Each party to bear their own legal costs in connection with this transaction.



Get in Touch

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



Jonathan Reid

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Shepherd Chartered Surveyors

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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