

RETAIL PREMISES

- > RETAIL PREMISES WITH POTENTIAL FOR CONVERSION TO RESTAURANT/COFFEE SHOP
- > CENTRAL PEDESTRIANISED LOCATION ADJACENT TO JOULES
- > EXCELLENT FULL LENGTH WINDOW FRONTAGE
- > NET AREA – 189 SQ. M. (2,033 SQ. FT.)
- > RENTAL OFFERS IN THE REGION OF £27,500 PER ANNUM

TO LET / MAY SELL

17/19 ST JOHN STREET, PERTH, PH1 5SP

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**SHEPHERD**
COMMERCIAL

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.

St John Street is a popular and busy pedestrianised location within the centre of Perth and includes established retailers such as HSBC, Visit Scotland, Café Nero, Marks & Spencer, Joules and Wilkies as well as a number of other local and national retailers.

DESCRIPTION

The subjects comprise well proportioned retail premises over ground floor and contained within a traditional mid terraced three storey property with residential above.

The property benefits from a full length window frontage to St John Street and would suit continuation of retail use or alternative uses such as restaurant/coffee shop.

ACCOMMODATION	m ²	ft ²
Ground Floor		
Sales Area, Storage, Kitchen and Toilet Facilities.	189	2,033
TOTAL	189	2,033

The foregoing areas have been calculated on a net internal area basis in accordance with the RICS Property Measurement Guidance (2nd Edition).

LEGAL COSTS

Each party to bear their own legal costs in connection with this transaction with the ingoing tenant being responsible for any registration dues and VAT thereon.

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 and 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.



RATEABLE VALUE

The property has been assessed for rating purposes at £26,500.

The unified business rate for 2023/2024 is 49.8p.

EPC

Awaiting further details.

TERMS

Our client is seeking to enter into a lease agreement for a negotiable period of time at rental offers in the region of £27,500 per annum.

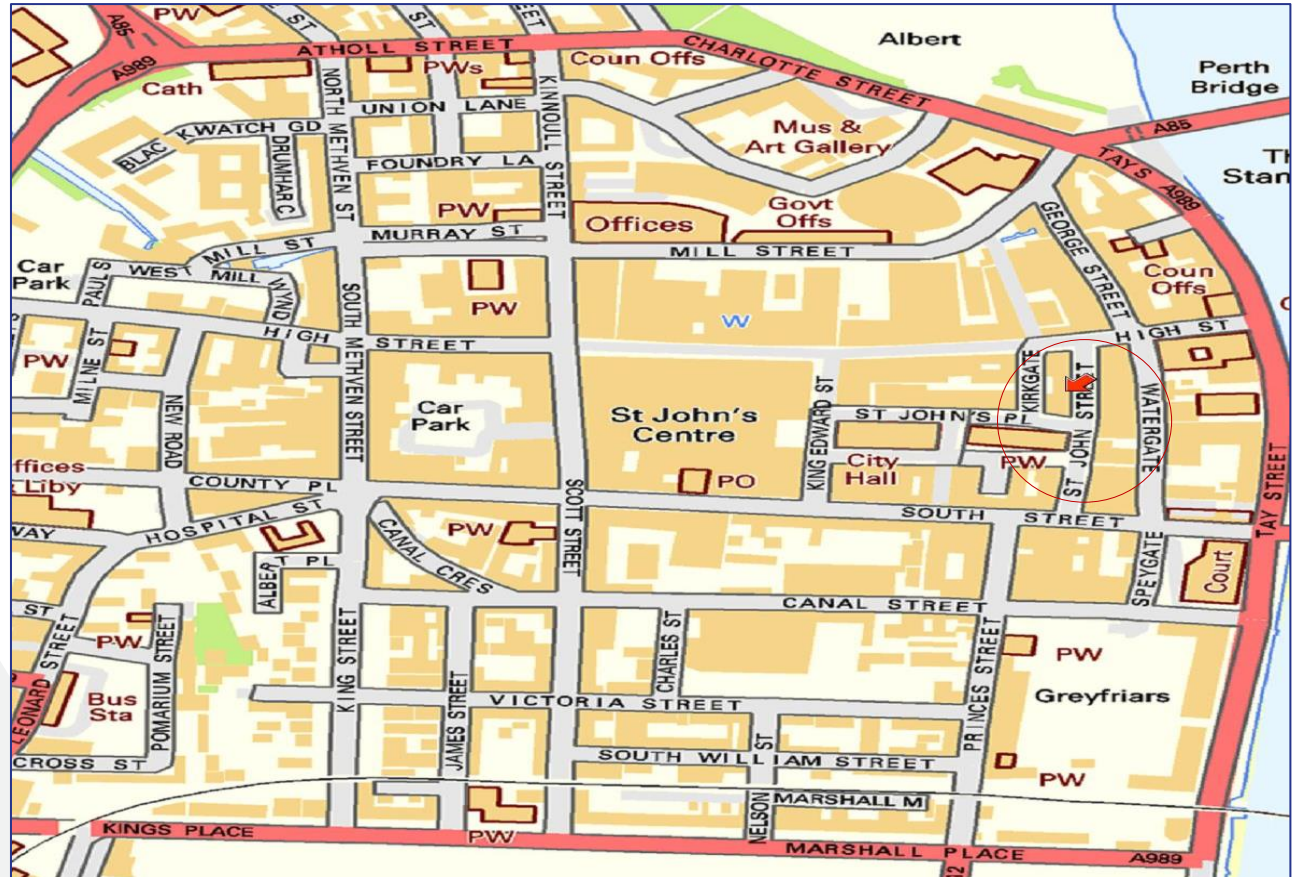
Alternatively, our client may consider a sale. Asking Price on application.

VAT

Prices are quoted exclusive of VAT.

VIEWING/FURTHER INFORMATION

Strictly by appointment with the sole letting agent.



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

Shepherd Chartered Surveyors / Whitelaw Baikie Figs

Jonathan Reid – j.reid@shepherd.co.uk / Graham Figs graham@wbf.co.uk

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J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017. **SEPTEMBER 2023**