

OFFICE PREMISES

- > ESTABLISHED BUSINESS
LOCATION ADJACENT TO RIVER
TAY, CITY CENTRE AND M90
- > AVAILABLE AS TWO SEPARATE
OFFICES
- > DEDICATED STAFF AND VISITOR
PARKING
- > RENTAL OFFERS:
SUITE A - £1,473.33 PER MONTH
SUITE B - £1,522.08 PER MONTH
- > GROSS INTERNAL AREA:
SUITE A - 1,360 SQ. FT.
SUITE B - 1,405 SQ. FT.



TO LET

RIVERVIEW BUSINESS PARK, TAY HOUSE, FRIARTON ROAD, PERTH, PH2 8DF

CONTACT: Jonathan Reid – j.reid@shepherd.co.uk – 01738 838188 www.shepherd.co.uk



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 proximity to Scotland's main cities with 90% of the country's population accessible with 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 south beyond.

The subjects are located within the established Riverview Business Park adjacent to the River Tay, 5 minutes from the City centre and with easy access to the M90.

DESCRIPTION

Internally the subjects comprise a detached converted office building providing two separate office suites. Access to each office is gained through separate main doors.

There are shared kitchen and toilet facilities, and the space could be let to a single operator or 2 individual businesses.

Externally there is surfaced car parking for staff and visitors.

ACCOMMODATION	m ²	ft ²
Suite A – Office Space	126	1360
Suite B - Office Space	130	1,405
TOTAL	256	2,765

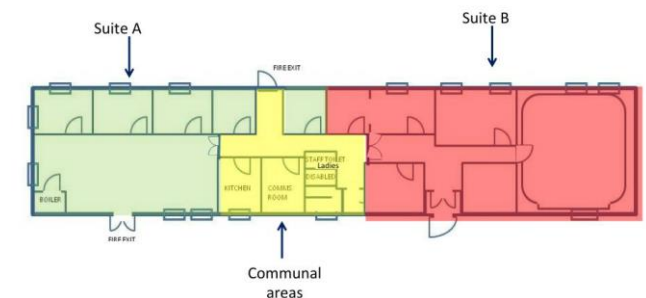
The foregoing areas have been calculated on a gross internal area basis in accordance with the RICS Property Measurement Guidance (2nd Edition)

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.



RIVERVIEW BUS. PARK (SUITE A & B) TAY HOUSE,
FRIARTON ROAD, PERTH, PH2 8DF

RATEABLE VALUE

The property has been accessed for rating purposes at Suite A £11,600 and Suite B £11,400.

The Unified Business Rate for the financial year 2023 / 2024 is 49.8 pence.

The subjects may qualify for full Small Business Bonus Relief

EPC

Available on request

TERMS

Our clients is inviting rental offers of:

£1,473.33 Per Month (Suite A)

£1,522.08 Perth Month (Suite B)

VAT

Prices are quoted exclusive of VAT

VIEWING/FURTHER INFORMATION

Strictly by appointment with the sole letting agent



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LANDMARK INFORMATION Plotted Scale - 1:5000, Paper Size - A4

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

Shepherd Chartered Surveyors 2 Whitefriars Crescent, Perth, PB2 0PA
Jonathan Reid – j.reid@shepherd.co.uk – Tel. 01738 638188

www.shepherd.co.uk

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. PUBLICATION: OCTOBER 2023

