

## RETAIL PREMISES

- > 100% RATES RELIEF
- > NET AREA: 18.5 SQ. M. (200 SQ. FT.)
- > SUITABLE FOR A VARIETY OF USES (SUBJECT TO CONSENTS)
- > RENTAL OFFERS IN THE REGION OF £6,000 PER ANNUM

# TO LET- RETAIL PREMISES

**50 SOUTH STREET, PERTH, PH2 8PD**

**CONTACT:** Jonathan Reid - [j.reid@shepherd.co.uk](mailto:j.reid@shepherd.co.uk) - 07747 770171 - [www.shepherd.co.uk](http://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.

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 property is located on the south side of South Street in a mixed residential/commercial location within the centre of Perth.

## DESCRIPTION

The subjects comprise ground floor retail premises contained within a three storey and attic terraced tenement dating from 1889.

The main walls are of solid stone construction whilst the roof over is pitched and clad in slates.

The property comprises a small open plan sales area with W.C.

## RATEABLE VALUE

The premises have been assessed for rating purposes and are entered in the valuation roll for the current year at: £3,850

## EPC

Available upon application.

## TERMS

Our client is seeking rental offers in the region of £6,000 per annum for a negotiable period of time.

## VAT

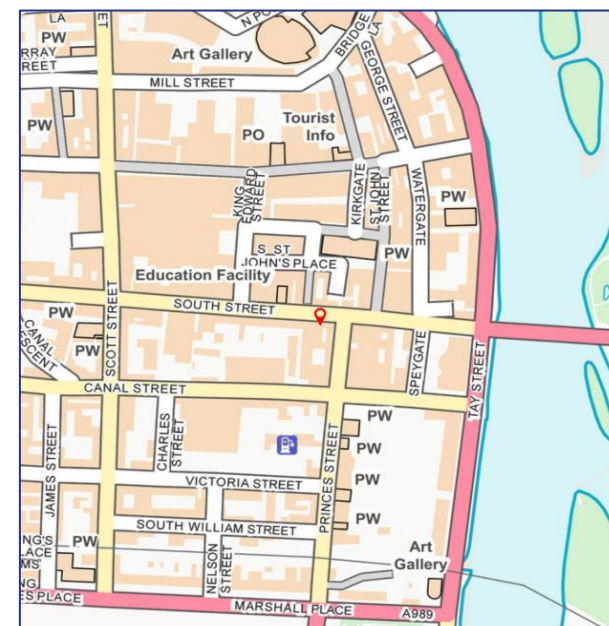
Prices are quoted exclusive of VAT

## 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.

ACCOMMODATION	SqM	SqFt
Ground	18.5	200
<b>TOTAL</b>	<b>18.5</b>	<b>200</b>

The above areas have been calculated on a net internal area basis in accordance with the RICS Code of Measuring Practice (Sixth Edition).



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

**Shepherd Chartered Surveyors** 2 Whitefriars Crescent, Perth, PH2 0PA – 01738 638188  
Jonathan Reid – j.reid@shepherd.co.uk – 07747 770171

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. **PUBLICATION: FEB 2023**

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

