



### CAFÉ/RETAIL PREMISES

- > ADJACENT TO REFURBISHED ST PAUL'S CHURCH SQUARE
- > AFFORDABLE PREMISES IN GOOD CITY CENTRE LOCATION
- > SUITABLE FOR VARIETY OF USES
- > 100% RATES RELIEF AVAILABLE
- > NET AREA – 40 SQ. M. (432 SQ. FT.)
- > OFFERS OVER £85,000

**FOR SALE**

**1-2 ST PAUL'S SQUARE, PERTH, PH1 5QW**

**CONTACT:** Jonathan Reid - 2 Whitefriars Crescent, Perth, PH2 0PA – 01738 638188 - [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 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.

The subjects are prominently located adjacent to the refurbished St Paul's Church Square at the foot of Old High Street. Surrounding occupiers predominantly comprise local retailers and the subjects are a short distance from the pedestrianised High Street.

**DESCRIPTION**

The subjects comprise ground floor cafe premises contained within a three-storey terraced building residential accommodation above.

Internally the accommodation comprises open plan cafe space with kitchen, storage and toilet facilities.

ACCOMMODATION	SqM	SqFt
Ground Floor		
Open Plan Café, Kitchen, Storage and Toilet Facilities	40.11	432
<b>TOTAL</b>	<b>40.11</b>	<b>432</b>

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

**RATEABLE VALUE**

£5,500.

The property therefore qualifies to 100% rates relief.

**TERMS**

Our client is inviting offers over £85,000 for their heritable interest.

**EPC**

Awaiting further details.

**LEGAL COSTS**

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

**VAT**

Prices are quoted exclusive of VAT





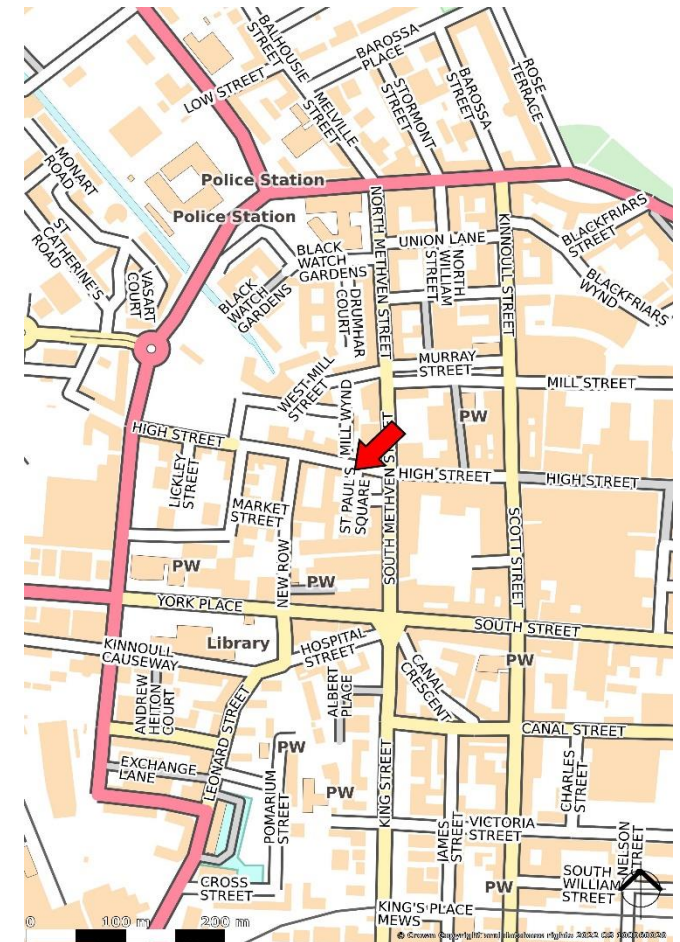


### ANTI MONEY LAUNDERING REGULATIONS

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.

### VIEWING/FURTHER INFORMATION

Strictly by appointment with the sole selling agent.



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

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



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