

# INVESTMENT OPPORTUNITY

ESTABLISHED BUSINESS  
TRADING FOR 30 YEARS  
WITHIN THE CENTRE OF  
PERTH

LEASE CONTINUING BY  
TACIT RELOCATION AT  
£9,200 PER ANNUM

PRICE - £75,000

REPRESENTING A NET  
INITIAL YIELD OF 12.05%



VIDEO TOUR



WHAT 3 WORDS



17 NORTH METHVEN STREET, PERTH PH1 5PN

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# Location

17 NORTH METHVEN STREET, PERTH, PH1 5PN



## 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 on the busy North Methven Street within the centre of Perth. Surrounding occupiers comprise a mix of local retailers, whilst on street car parking is available on North Methven Street.

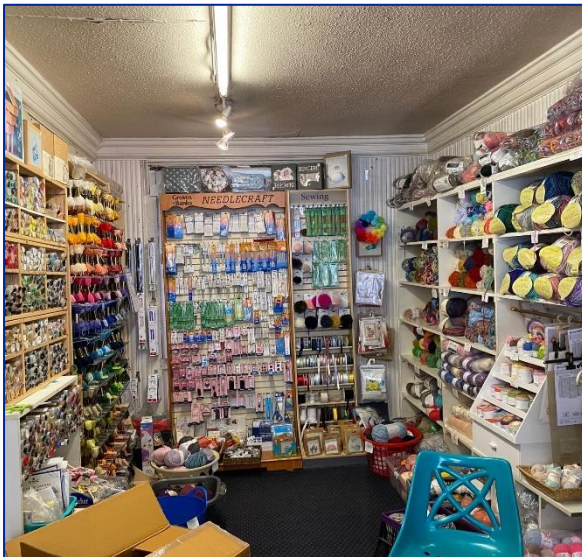


FIND ON GOOGLE MAPS



# Description

17 NORTH METHVEN STREET, PERTH PH1 5PN



## DESCRIPTION

The subjects comprise ground floor and basement retail premises contained within a traditional three storey, attic and basement tenement building with private residential accommodation above.

The property comprises a ground floor retail area trading as a wool shop with internal steps leading to basement storage and WC.

## ACCOMMODATION

	m <sup>2</sup>	ft <sup>2</sup>
<b>Ground Floor Retail</b>	48.71	524
<b>Basement Storage</b>	43.08	464
<b>TOTAL</b>	<b>91.79</b>	<b>988</b>

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).



## LEASE TERMS

The property is let to Mrs Catherine McGregor on a lease which is continuing by tacit relocation.

The annual rent is £9,200 per annum.

The business is well established and has traded from this location for 30 years.

## PRICE

Our client is inviting offers of £75,000 which represents a Net Initial Yield of 12.05%

## RATEABLE VALUE

Rateable Value - £6,300

## EPC

Available upon request

## VAT

Prices are quoted exclusive of VAT

## 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.

## Get in Touch

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



**Jonathan Reid**

[j.reid@shepherd.co.uk](mailto:j.reid@shepherd.co.uk)

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t: 01738 638188



### ANTI MONEY LAUNDERING REGULATIONS

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