



RETAIL PREMISES

- > PRIME PEDESTRIANISED SECTION OF HIGH STREET
- > ASKING RENT - £50,000 PER ANNUM
- > NET AREA – 336.97 SQ M (3,628 SQ FT)
- > CLOSE PROXIMITY TO RECENTLY OPENED PERTH MUSEUM BRINGING SIGNIFICANT VISITOR TRAFFIC TO CITY.



TO LET

125 HIGH STREET, PERTH, PH1 5UN

CONTACT: Jonathan Reid, 2 Whitefriars Crescent, Perth, PH2 0PA – j_reid@shepherd.co.uk – 01738 638188
Stephen Innes, 77 St Vincent Street, Glasgow, G2 5TF – stephen@lambertinnes.co.uk – 0141 248 5878



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 located on the north side of High Street within the prime pedestrianised section opposite St Johns Shopping Centre. This is the principal retailing thoroughfare of the city, and neighbouring occupiers comprise a number of nationals such as Boots, Primark, New Look and Next.

Perth Museum has recently opened nearby and is expected to bring significant new footfall to the High Street.

Directly to the rear of the property is a public car park with additional car parking available within the vicinity.

DESCRIPTION

The subjects comprise a large ground floor retail unit with first floor staff area.

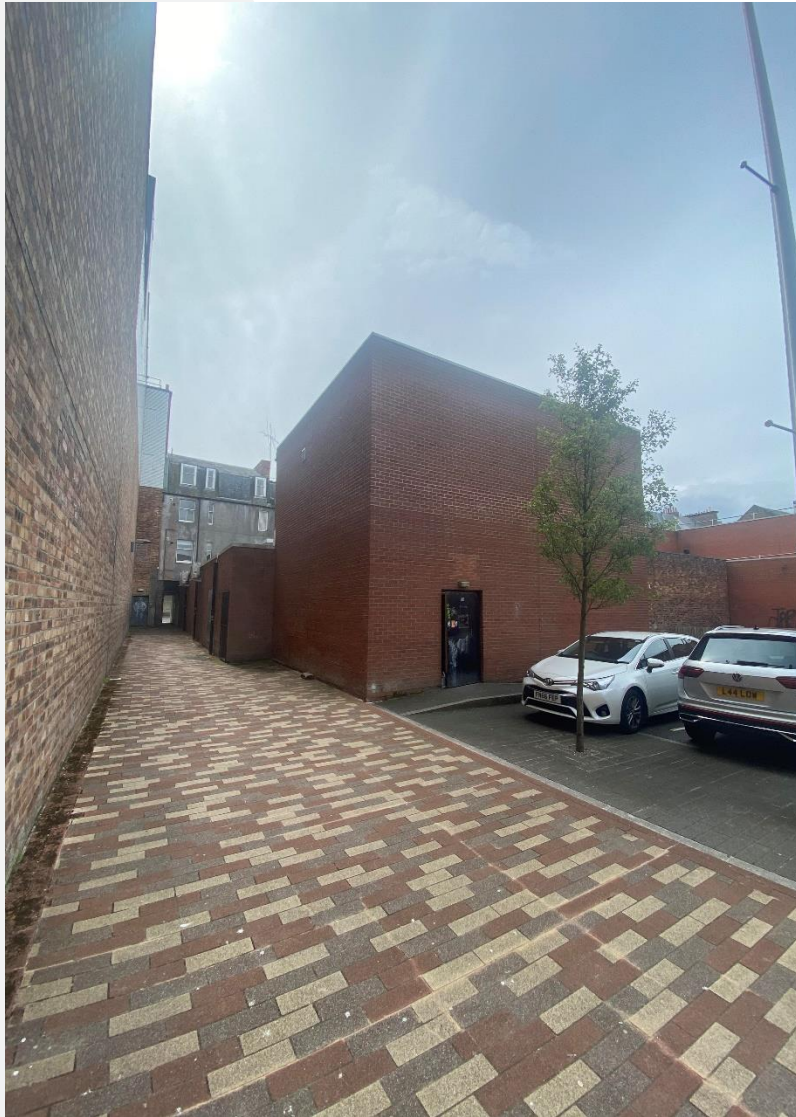
The property is accessed via a recessed aluminum glazed pedestrian door with aluminum glazed frontage at either side.

Servicing of the unit is to the rear and accessed via a surfaced car park from Mill Street.

The accommodation comprises a large open plan retail sales area suitable for a variety of users. The first-floor accommodation is accessed via a rear stairwell and comprises staffroom, toilets and storage accommodation.

ACCOMMODATION	Net Sq M	Net Sq Ft
Ground Floor		
Sales and Storage	301.15	3,242
First Floor		
Storage and Staff Facilities	35.82	386
TOTAL	336.97	3,628





TERMS

Our client is inviting rental offers in the region of £50,000 per annum for a negotiable term of years .

RATEABLE VALUE

Rateable Value – £36,300

EPC

Available upon request.

VAT

Prices quoted are exclusive of VAT.

LEGAL COSTS

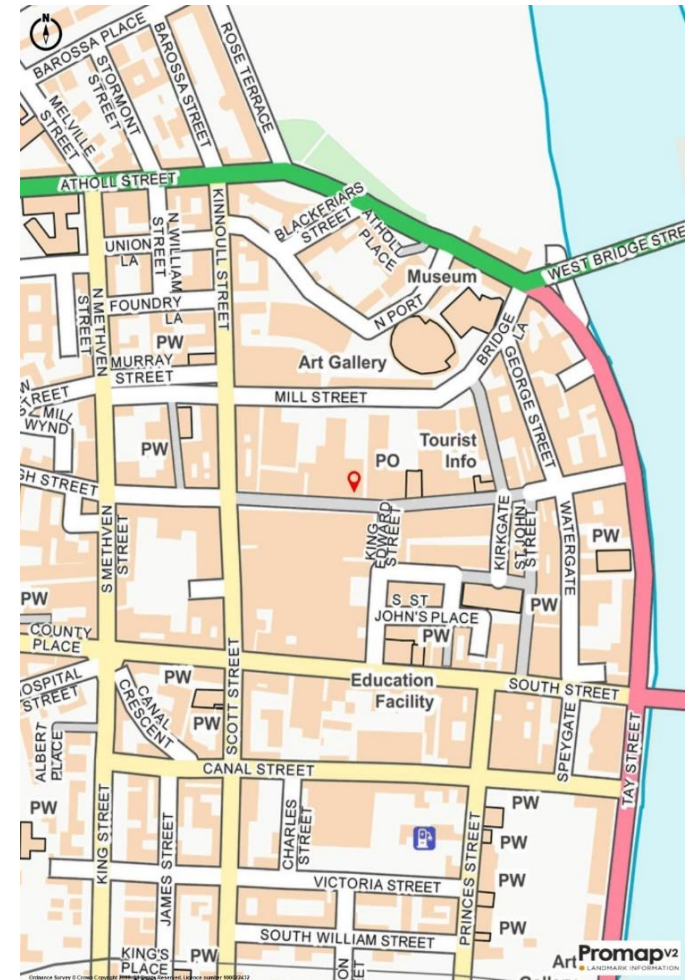
Each party to bear their own legal costs in connection with this transaction.

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.

VIEWING/FURTHER INFORMATION

Strictly by appointment with the joint letting agent.

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

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

Lambert Innes - Stephen Innes, 77 St Vincent Street, Glasgow, G2 5TF – stephen@lambertinnes.co.uk – 0141 248 5878

