



**QUALITY OFFICE
ACCOMMODATION WITH
CAR PARKING**

- > ADJACENT TO BUS AND RAIL STATIONS
- > GROUND FLOOR EXTENDING TO 211 SQ. M. (2,270 SQ. FT.)
- > ANNUAL RENT - £22,500 PER ANNUM
- > 6 X CAR SPACES

TO LET

ROYAL BRITISH HOUSE, LEONARD STREET, PERTH, PH2 8HA

CONTACT: Jonathan Reid, 2 Whitefriars Crescent, Perth, PH2 0PA – j.reid@shepherd.co.uk – 01738 638188 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 within the City Centre adjacent to the rail and bus stations providing convenient access for visitors and staff.

DESCRIPTION

The subjects comprise good quality ground floor accommodation comprising a mix of open plan offices and private meeting rooms.

There is a well presented reception area with associated kitchen and toilet facilities.

Externally there is private car parking available,.

ACCOMMODATION

	Net Sq M	Net Sq Ft
Ground Floor		
Reception, 5 offices, Kitchen and WC facilities.	211	2,270
TOTAL	211	2,270

TERMS

Our client is offering the premises for lease for a negotiable period at rental offers in the region of £22,500 per annum inclusive of car parking.

RATEABLE VALUE

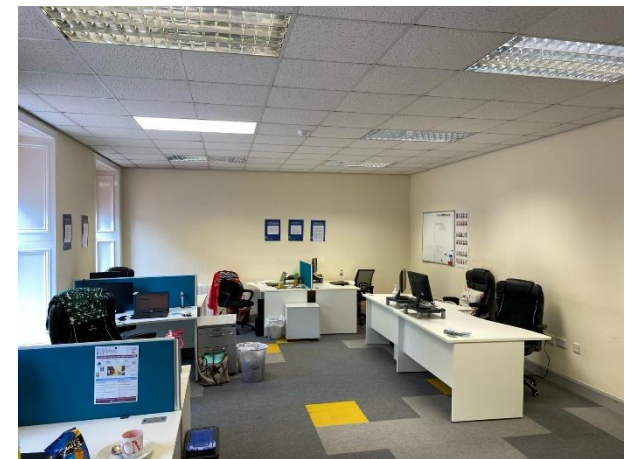
Rateable Value – £21,000.

EPC

Rating – ‘E’.

VAT

Prices quoted are exclusive of VAT.





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LEGAL COSTS

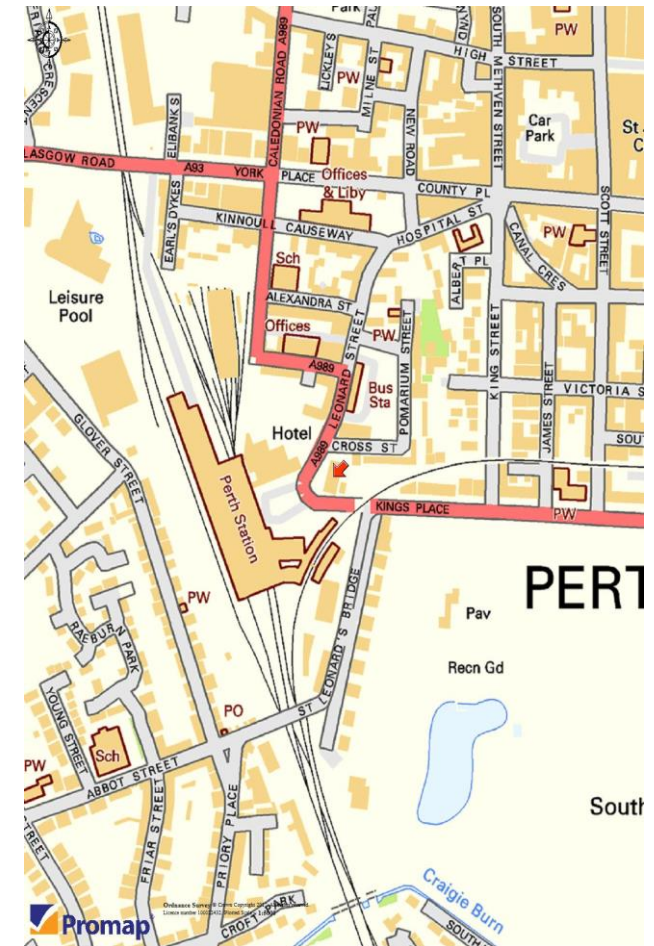
Each party to bear their own legal costs in connection with this transaction.

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 sole 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

www.shepherd.co.uk



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