



## RETAIL PREMISES

- > PROMINENT RETAIL PREMISES ON PERTH HIGH STREET
- > BENEFITS FROM CLASS 3 CONSENT
- > RENT - £20,000 PER ANNUM
- > INCENTIVES AVAILABLE
- > GROUND FLOOR 54 SQ.M (583 SQ.FT)

**TO LET**

**183 HIGH STREET, PERTH, PH1 5UN**

**CONTACT:** Jonathan Reid, 2 Whitefriars Crescent, Perth, PH2 0PA – [j.reid@shepherd.co.uk](mailto:j.reid@shepherd.co.uk) – 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 located within the pedestrianised section of Perth High Street adjacent to Perth Theatre. Perth Museum which has recently opened is expected to add significant footfall to this section of High Street.

Surrounding occupiers include Starbucks, Costa and a number of other national occupiers as well as the entrance to the St Johns Centre.

## DESCRIPTION

The subjects comprise a ground and basement retail unit within a traditional mid terraced tenement building.

Internally the accommodation comprises open plan retail area with toilet facility. There is also a basement store accessed via internal steps.

ACCOMMODATION	Net Sq M	Net Sq Ft
<b>Ground Floor</b>		
Retail	54	583
<b>Basement</b>		
Storage	51	549
<b>TOTAL</b>	<b>109</b>	<b>1,132</b>

## TERMS

Our client is inviting rental offers in the region of £20,000 per annum for a negotiable term.

## RATEABLE VALUE

Rateable Value – £15,000

## EPC

Rating 'G'.

## VAT

Prices quoted are exclusive of VAT.



**VAT**

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**LEGAL COSTS**

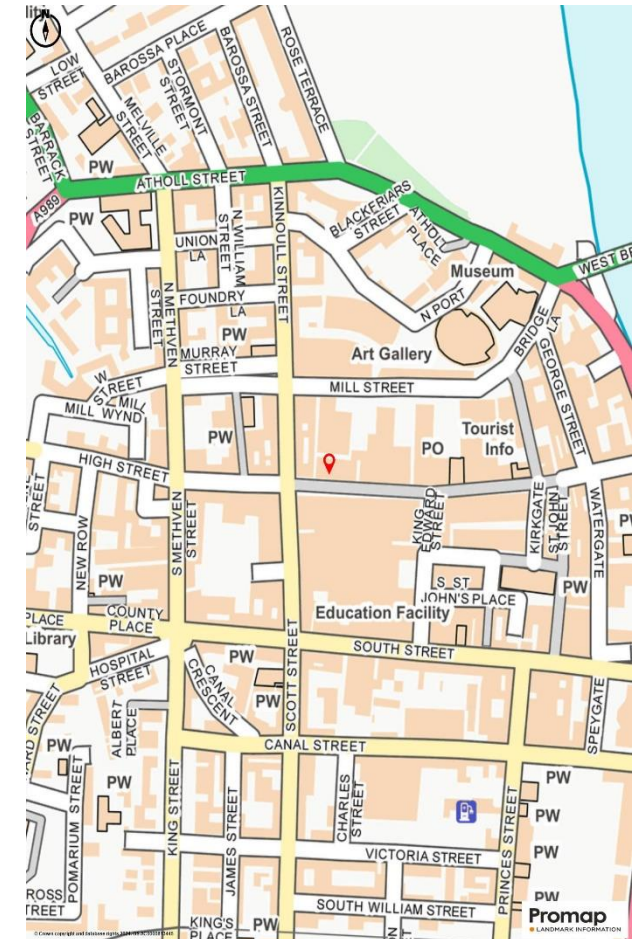
Each party to bear their own legal costs in connection with this transaction.

**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 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 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](mailto:j.reid@shepherd.co.uk) – 01738 638188

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