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- > HIGH QUALITY GROUND FLOOR OFFICE PREMISES
 - > EXCELLENT LOCATION OVERLOOKING RIVER TAY
 - > PLANNING CONSENT GRANTED FOR 3 BED FLAT.
 - > ASKING PRICE OFFERS OVER £135,000
 - > ASKING RENT £15,000

FOR SALE/MAY LET

OFFICE PREMISES, 36 TAY STREET, PERTH, PH1 5TR

CONTACT: Jonathan Reid – j.reid@shepherd.co.uk – Tel. 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 located on Tay Street directly opposite the River Tay in a mixed residential/commercial location within the centre of Perth.

Metered on street-car parking is available on Tay Street with the usual City Centre car parking facilities available nearby.

This is an attractive location for occupiers seeking office premises.

DESCRIPTION

The subjects comprise a ground floor office contained within an end terraced three storey building where the upper floors have been converted to residential use.

The main walls are of stone construction dressed to the front elevation whilst the roof over is pitched and clad in slates.

The accommodation comprises a reception area with central corridor providing access to four private offices and associated kitchen and toilet facilities.

The subjects also benefit from planning consent for conversion to a 3-bedroom flat. Further details are available on Perth & Kinross Council planning website under reference 22/01448/FLL

ACCOMMODATION	m ²	ft ²
Ground Floor		
Ground Floor – Reception, 3 Private Offices, Meeting Room, Kitchen, Cloakroom and Toilet Facilities.	104.7	1,128
TOTAL	104.73	1,128

TERMS

Our client is inviting offers in excess of £135,000 for their heritable interest. Alternatively rental offers of £15,000 per annum will be considered.

RATEABLE VALUE

£10,500

The property therefore qualifies for 100% rates relief.

EPC

Available on request.



VAT

Prices are quoted exclusive of VAT.

LEGAL COSTS

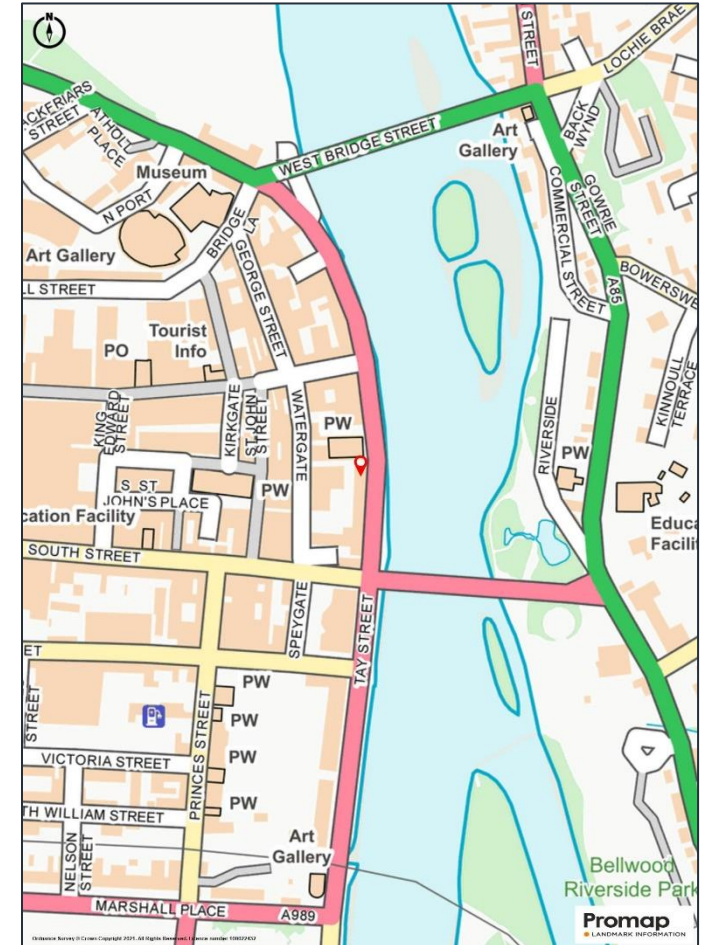
Each party to bear their own legal costs in connection with this transaction with the ingoing tenant being responsible for any registration dues and VAT thereon.

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.

VIEWING/FURTHER INFORMATION

Strictly by appointment with the sole selling/ letting agent.



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

Shepherd Chartered Surveyors 2 Whitefriars Crescent, Perth, PB2 0PA
Jonathan Reid – j.reid@shepherd.co.uk – Tel. 01738 638188

www.shepherd.co.uk



J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017. **JULY 2023**