

## RETAIL PREMISES WITH CLASS 3 FOOD CONSENT

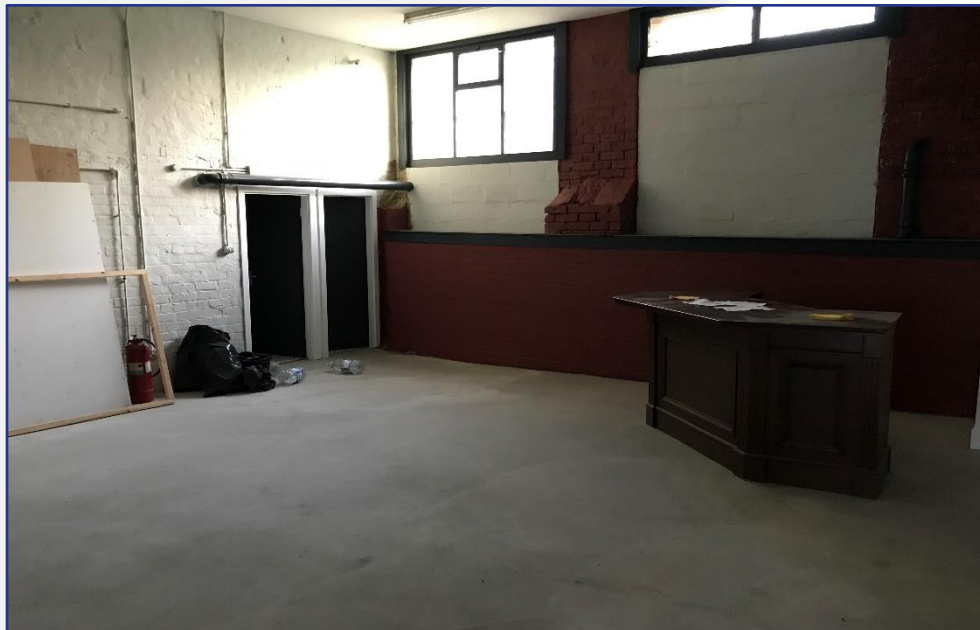
- > SUITABLE FOR A VARIETY OF USES (SUBJECT TO CONSENTS)
- > 100% RATES RELIEF AVAILABLE
- > ON STREET PARKING
- > NET INTERNAL AREA: 125 SQM (1,340 SQFT)
- > £12,500 PER ANNUM

TO LET

**40 PRINCES STREET PERTH PH2 8LJ**

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## LOCATION

Perth City, which has a population of approximately 45,000 persons (Source: Perth & Kinross Council), is the principal area of Perth & Kinross District.

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 minutes drive time. Dundee lies approximately 35 km (22 miles) to the east with Edinburgh 69 km (43 miles) to the south and Glasgow 98 km (61 miles) to the southwest.

The subjects occupy a mixed commercial and residential location on the fringe of Perth Centre that would suit a mix of occupiers.

## DESCRIPTION

The property comprises a ground floor retail unit which forms part of a retail parade in a larger 3 storey tenement block, understood to be built circa 1890.

The unit is set back from the pavement and a stone column/pillar frontage provides a covered walkway between the pavement and the unit.

The Property has a timber single glazed window frontage and comprises a regular shaped, open plan sales area to the front and workshop/ancillary accommodation to the rear.

The flooring is principally of solid concrete and the walls and ceilings are partially lined.

## PROPOSAL

Offers Invited at £12,500 per annum for a term of years to be negotiated.

## RATEABLE VALUE

The premises have been assessed for rating purposes and are entered in the valuation Roll at: Rateable value: £8,000. The property therefore benefits from 100% rates relief.

## ENERGY PERFORMANCE CERTIFICATE

Available on request.

## VAT

For the avoidance of doubt all prices quoted are exclusive of VAT.

## LEGAL FEES

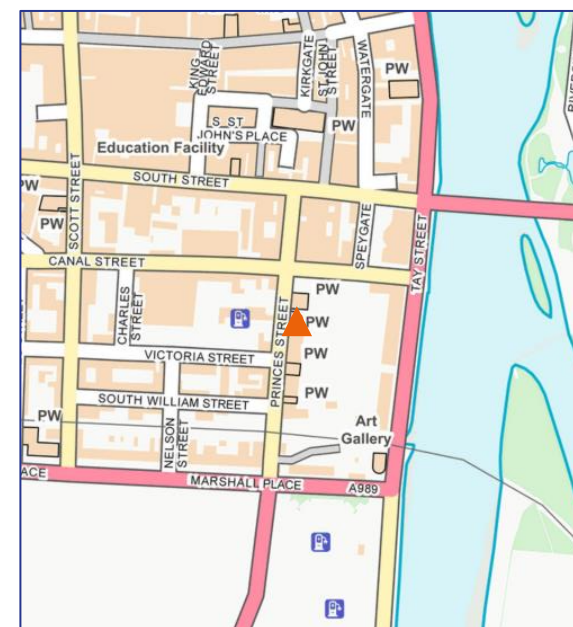
Both parties shall be responsible for their own legal costs.

## 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

ACCOMMODATION	SqM	SqFt
Ground Floor – Retail Area, Workshop, Store and Toilet Facilities	125	1,340
<b>TOTAL</b>	<b>125</b>	<b>1,340</b>

These areas have been calculated on a net internal area basis in accordance with the RICS Code of Measuring Practice (Sixth Edition).



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

**Shepherd Chartered Surveyors** 2 Whitefriars Crescent, Perth PH2 0PA 01738 638188  
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