



**FOR SALE/  
TO LET**

### Retail Premises

Prominent location directly opposite newly opened Perth Museum.

Ground Floor – 43.52 sq. m. (468 sq. ft.)

Basement – 37.49 sq. m. (404 sq. ft.)

Most recent use as hair salon but suitable for variety of uses.

100% rates relief available.

Offers over - £125,000.

Rental offers - £12,500 per annum.



VIDEO TOUR



WHAT 3 WORDS

**8 ST JOHNS PLACE, PERTH, PH1 5SZ**

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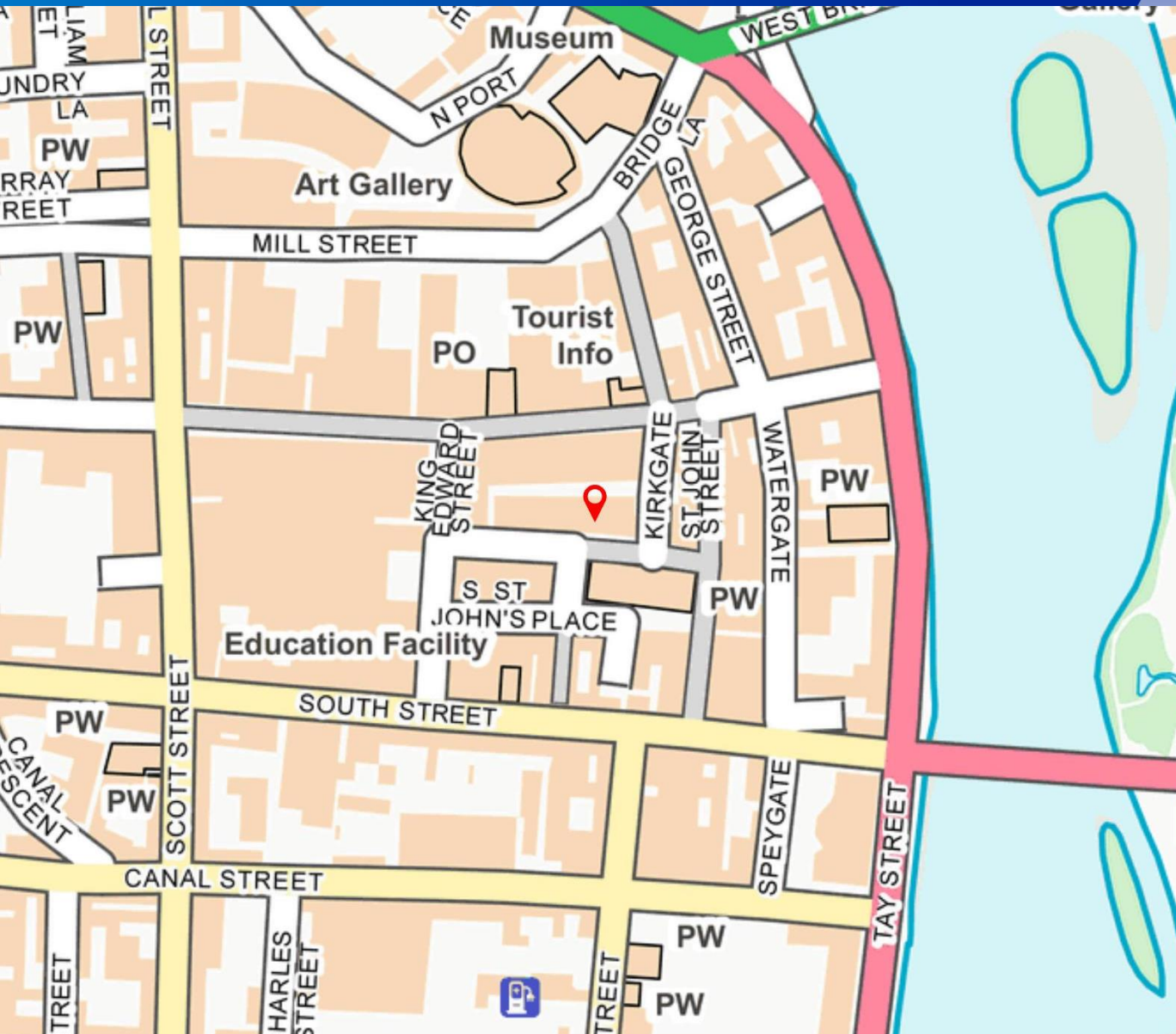






# Location

8 ST JOHNS PLACE, PERTH, PH1 5SZ



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 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.

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 positioned within the centre of Perth in a recognised location directly opposite the newly opened Perth Museum. The pedestrianised High Street containing several multiple retailers is also nearby.

This area is recognised as the café quarter and there are a number of restaurants/cafes and pubs within the vicinity which include Willows, Giddy Goose, Café Tabou and Kirkside Bar.

## Description



FIND ON GOOGLE MAPS



# Description

8 ST JOHNS PLACE, PERTH, PH1 5SZ



The subjects comprise ground floor and basement retail premises contained within a traditional mid terraced three storey building of stone construction with pitched slate roof over. The upper floors are in private residential use.

The property is Category 'C' Listed and dates from the early 19<sup>th</sup> Century.

The subjects are accessed via a single pedestrian door with timber single glazed window frontage and internally comprises an open plan salon area with partitioned kitchen and W.C. facility.

The basement is accessed via internal steps and comprises full head height storage.

## Accommodation

	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor	43.52	468
Basement	37.49	404
<b>TOTAL</b>	<b>81.01</b>	<b>872</b>

The above floor areas have been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).





## Price

Our client is inviting offers in excess of £125,000 for their heritable interest.

Our client is also inviting rental offers for a negotiable period of time at £12,500 per annum.

## Rateable Value

£9,700

The property therefore qualifies for 100% rates relief.

## Energy Performance Certificate

Awaiting further details.

## VAT

All figures are quoted exclusive of VAT.

## Legal Costs

Each party will bear their own legal costs in connection with the sale/letting of the property.



## Get in Touch

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



**Jonathan Reid**

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**Shepherd Chartered Surveyors**

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## ANTI MONEY LAUNDERING REGULATIONS

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.

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