



**VIEWING & FURTHER
INFORMATION:**

Jonathan Reid
j.reid@shepherd.co.uk

T: 01738 638188

F: 01738 637542

www.shepherd.co.uk

- **Affordable retail premises on busy pedestrianised thoroughfare.**
- **Planned over ground and first floor.**
- **Ground floor – 39 sq. m. (420 sq. ft.)**
First Floor – 35 sq. m. (377 sq. ft.)
- **Rent - £20,000 per annum.**
- **100% rates relief.**

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 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.

TO LET

Retail Premises

50 High Street, Perth, PH1 5TQ

The subjects are prominently located on the south side of the busy pedestrianised section of Perth High Street towards St John Street. Surrounding occupiers comprise a number of local and national retailers as well as busy restaurants and coffee shops.

DESCRIPTION

The subjects comprise ground and first floor retail accommodation forming part of an attractive corner block with residential flats over.

The ground floor benefits from a traditional double window frontage and a display window on the return frontage.

The first floor was operated as a café seating area with steel spiral stair connecting to the ground floor retail area.

ACCOMMODATION

We calculate the net floor area of the property extends to the following:

Ground Floor	39 sq. m.	(420 sq. ft.)
Basement	35 sq. m.	(377 sq. ft.)
Total	74 sq. m.	(797 sq. ft.)

TERMS

Our client is seeking rental offers in the region of £20,000 per annum on flexible lease terms.

VAT

Prices are quoted exclusive of VAT (if applicable).

RATEABLE VALUE

The subjects have been assessed for rating purposes at a Rateable Value of £11,500.

The unified business rate for 2018/2019 financial year is 48p.

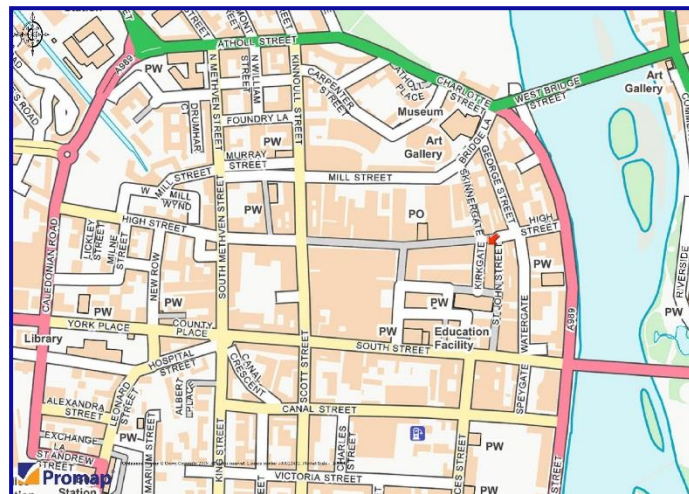
The subjects therefore qualify for 100% rates relief.

ENERGY PERFORMANCE CERTIFICATE

Awaiting Further Details.

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

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

- A 2 Whitefriars Crescent, Perth, PH2 0PA
 T 01738 638188
 F 01738 637542
 E Jonathan Reid – j.reid@shepherd.co.uk

Publication date: March 2019