

TO LET

BASEMENT OFFICE PREMISES



1 CHARLOTTE STREET, PERTH, PH1 5LP



- **Centrally located office accommodation.**
- **Flexible terms and rental.**
- **Up to 175 sq. m. (1,888 sq. ft.) or thereby available.**
- **Sub-division to create smaller offices.**

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.

The offices are located on Charlotte Street at the junction of West Bridge Street, Tay Street and Bridge Lane on the north eastern edge of the town centre. This is a prominent central location in close proximity to the main retail centre and surrounded by other local professional organisations.

VIEWING & FURTHER INFORMATION:
Strictly through the sole letting agents

Jonathan Reid BLE (Hons) MRICS
Commercial Department
J & E Shepherd
Chartered Surveyors
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Perth
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DESCRIPTION

The property comprises the basement office in an attractive end terraced, 3 storey, attic and basement tenement building.

The upper floors are occupied by Jameson & MacKay Solicitors. The basement accommodation is self contained and separately accessed via the common entrance from ground floor or alternatively by a private door from the rear car park.

ACCOMMODATION

We calculate the net internal floor area available extends to 175 sq. m. (1,888 sq. ft.) or thereby comprising:

Reception, 7 Private Offices, Kitchen, Storage and Toilet Facilities.

Sub-division to create smaller offices will be considered.

In addition there is 1 car parking space to the rear of the property.

SERVICES

The subjects are supplied with mains water and electricity and space heating is provided by means of electric heaters.

RATEABLE VALUE

The subjects have been assessed for rating purposes and currently have a Rateable Value of £10,500.

The unified business rate for 2016/2017 financial year is 48.4p.

All interested parties should make their own enquiry to the Local Assessors Department to ascertain the availability of rates relief.

TERMS

Our client is seeking to enter into a lease agreement for a negotiable period of time. Rental offers on application depending upon the size of space required.

ENERGY PERFORMANCE CERTIFICATE

Awaiting further details.

VAT

Prices are quoted exclusive of VAT (if applicable).

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