

TO LET

City Centre Offices with Car Parking

St Martin's House, St John's Square, Perth, PH1 5UB



- **Prominently and Centrally Located**
- **Modern Secure Office Units**
- **Car Parking available**
- **Offices Available from 1,537 to 2,726 Sq.ft**
- **Incentives Available Subject to Terms**

VIEWING & FURTHER INFORMATION:

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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.

St. Martin's House forms part of St. John's Shopping Centre fronting on to St. John's Square which has been earmarked for an estimated £30 million investment.

DESCRIPTION

The subjects comprise modern open plan office premises, accessed by a common stairway and located on the second floor of Perth's Premier shopping centre. Car parking can be made available by separate negotiation.

AREA

| | Sq.ft | Sq.m |
|----------|-------|--------|
| Unit 43 | 2,726 | 253.28 |
| Unit 44a | 1,738 | 161.42 |
| Unit 44b | 1,537 | 142.77 |
| Unit 45 | 1,844 | 171.29 |

The floor areas are presented on a net internal area basis in accordance with RICS Property Measurement Professional Statement (First Edition, May 2015) incorporating the International Property Measurement Standards and the RICS Code of Measuring Practice (Sixth Edition).



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RATEABLE VALUE

The units have been assessed for rating purposes and are as follows;

Unit 43 - £19,300

Unit 44a - 45 - Will require to be reassessed.

The Unified Business Rate for the financial year 2017/2018 is 46.6 pence exclusive of water and sewerage.

May qualify for relief under the small business bonus scheme. (up to 100% reduction on properties with a rateable value of under £10,000). Please contact us for further details.

PROPOSAL

Units are let on a Full Repairing and Insuring basis (via the service charge).

Rents are available from £10 per Sq. ft.

ENERGY PERFORMANCE CERTIFICATE

Information 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 with the incoming tenant assuming responsibility for LBTT and registration dues.

SERVICE CHARGE

A service charge is in place for the building to cover lighting/maintenance/cleaning of all common areas within the building.

Further Details on application.

VIEWING

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

A 2 Whitefriars Crescent, Perth, PH2 0PA

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