



TO LET

Traditional Office in historic City Centre Building



Suite 5, Old Academy Building, Rose Terrace, Perth, PH1 5HA



- Office in Central Location overlooking North Inch Park
- 2 Private Car Parking Spaces
- Up to 100% Rates Relief
- Easy Access to Trunk Road Links
- Net Internal Area – 153.11 Sq. M. (1,648 Sq. Ft.)

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.

The subjects are located on Rose Terrace, near the junction with Atholl Street/Charlotte Street and opposite the North Inch Park in Perth City Centre.

Occupiers within the building include Handelsbanken, Perth Yoga Studio and a mix of local tenants.

DESCRIPTION

The building, of which the subjects form part, comprises a B-listed former school building dating from 1807.

The first-floor accommodation comprises an open plan office with mezzanine level above and separate private board/meeting room.

The office is accessed via an internal spiral stair leading from a private entrance vestibule and secure entry door from the east side of the building with access from Rose Terrace.

The offices are laid out with a reception/waiting area, open plan office, staff kitchen and staff toilet facilities. To the east there is a large private meeting/board room which can be accessed directly from the main stairwell/landing area.

2 Car Parking spaces are currently let in conjunction with the subjects to the rear on Barossa Street via a separate agreement. Further details on application.



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ACCOMMODATION

The accommodation and floor areas can be summarised as follows;

Floor	Description	Sq.M	Sq.Ft
First	Office, Meeting Room, Staff Facilities	111.48	1,200
Mezzanine	Office/Storage	41.63	448
Total		153.11	1,648

The floor areas are provided 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).

RATEABLE VALUE

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

Office - £16,000 (currently under appeal).
 2 Car Parking Spaces- £650 (Each)

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. Please contact us for further details.

PROPOSAL

The subjects are currently let until 16th January 2022 at an annual rent of £16,480 per annum.

Offers to assign or sub-let are invited.

ENERGY PERFORMANCE CERTIFICATE

Information available on request.

VAT

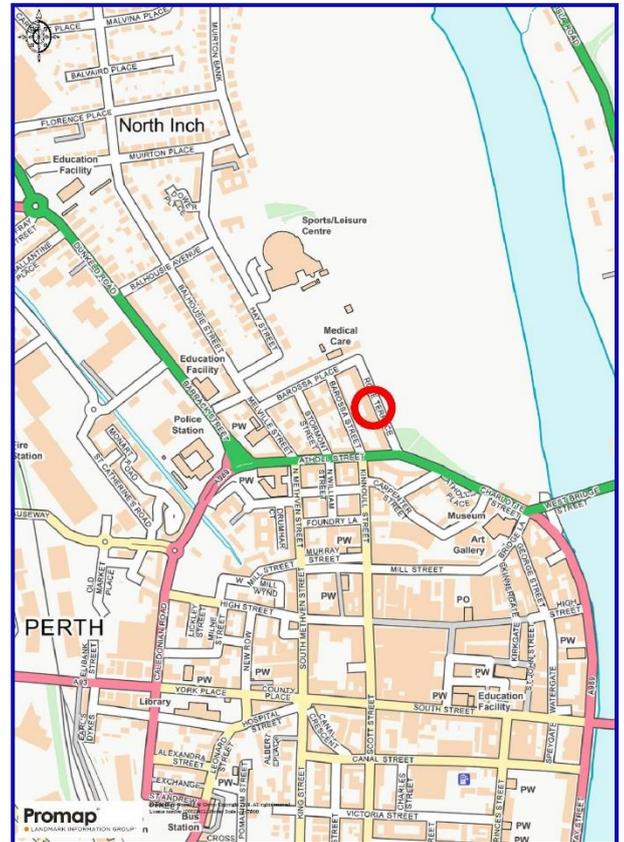
For the avoidance of doubt all prices quoted are exclusive of VAT.

LEGAL FEES

Both parties shall be responsible for their own legal costs with the ingoing 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.



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 require 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:

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