



## “BAR 44”, 44 ATHOLL STREET, PERTH, PH1 5NN

- CITY CENTRE BAR + FUNCTION ROOM
- PROMINENT TRADING POSITION
- LATE LOUNGE FACILITY ALLOWING FOR NIGHTCLUB TRADING HOURS
- FURNISHED TO GOOD STANDARD
- COMPLEMENTARY SURROUNDING OPERATORS
- TOTAL AREA INCLUDING BEER CELLAR — 488.48 SQ.M/5,258 SQ.FT
- MAY QUALIFY FOR 100% RATES RELIEF





The upper floor of the tenement has been refurbished and is residential in use providing 15 studio apartments. The upper floor accommodation is in the same ownership as the ground floor.

Ground floor accommodation comprises; Large public bar, late lounge, kitchen, WC's and beer cellar.

Internally the bar has been refurbished to a modern finish to include a well equipped kitchen. The bar can accommodate for watching live sporting events as well as regularly having live music in the evenings. A Juke Box and Pool table are also available.

The Late Lounge is situated within the back section of the property. The lounge is stylish and contemporary, extending the subjects trading hours with the existing late licence. Including the bar and late lounge capacity can be increased to circa 200 persons. Further operational information available upon request.

The Late Lounge can alternatively be used for functions, private hire and events with a capacity of circa 120 persons.

**ACCOMMODATION**

We have measured the subjects in accordance with the RICS Property Measurement 2nd edition and calculate the following Gross floor areas:

Floor	Description	SQ M	SQ FT
Ground Floor + Basement	Large Public Bar, Function Room, Kitchen, WC's and Beer Cellar	488.48	5,258

**EPC**

Available upon request.

**LOCATION**

The city of Perth has a resident population of approximately 46,000 persons, with the surrounding catchment area estimated to be in the region of 130,000. Perth is situated approximately 20 miles west of Dundee, 40 miles north of Edinburgh and 60 miles north east of Glasgow, lying at the hub of central Scotland's motorway network. As such, the city benefits from an excellent strategic location.

More precisely, the subjects are located on the north side of Atholl Street, within Perth city centre and on a main and busy traffic thoroughfare. The property is well located within Perth, lying within easy walking distance of the centre and all essential facilities and amenities. Surrounding occupiers include residential and mixed commercial.

The approximate location is shown by the OS Plan.

**DESCRIPTION**

The subjects comprise a ground floor public house contained within a mid-terraced building of traditional stone construction. The subjects are accessed directly off Atholl Street via a pedestrian entrance door.



## RATEABLE VALUE

The subjects are entered in the Valuation Roll as follows.

Address	Description	Rateable Value
44 Atholl Street, Perth, PH1 5NN	Public Bar & Function Room	£12,700

The unified Business Rate 2020/2021 is 0.49.8p excluding water and sewage rates.

The property may qualify for 100% rates relief.

## TERMS

The subjects are available To Let. Offers will be considered based on either market rent or turnover rent.

Further information in this regard is available from Sole Letting Agents, Messrs. Graham + Sibbald.

## LEGAL COSTS

Each party will be responsible for their own legal costs.

## VAT

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

## FURTHER INFORMATION AND VIEWING

Further information and viewing arrangements are available by contacting the Sole Letting Agents, Messrs Graham + Sibbald.

To arrange a viewing please contact:



**Garth Davison**  
Associate  
garth.davison@g-s.co.uk  
01382 200 064



**Murray Watson**  
Graduate Surveyor  
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## IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
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