



**ALLIED
SURVEYORS
SCOTLAND**

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www.alliedsurveyorsscotland.com



TO LET/MAY SELL

55 South Street, Perth, PH1 5JL

- ✔ Well positioned retail premises in Perth city centre
- ✔ Single fronted shop benefitting from strong footfall
- ✔ Approximately 27.95 sq m (301 sq ft)



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LOCATION

Perth, situated by the River Tay, is one of Scotland's fastest growing cities with a population of around 50,000 people. It enjoys a strategic location in central Scotland approximately 40 miles north of Edinburgh and is easily accessed by the M9 and A90.

The property is located on the north side of South Street at the corner of Flesher's Vennel and opposite the junction with Princes Street. It is situated in a mixed residential/commercial location within the centre of Perth.

Nearby occupiers include Lana's Café, Trading Places and The Salvation Army.

DESCRIPTION

The subjects comprise a retail unit arranged over ground floor and forming part of a 3-storey tenement building.

It benefits from a large window frontage with a recessed entrance door and timber overhang. This former hair salon is brightly decorated and provides a bright open place front shop with a small kitchen and WC to the rear.

The flooring is laminate throughout with a plasterboard ceiling and fluorescent lighting.

ACCOMMODATION

According to our recent measurement survey the premises contain the following approximate net internal area:

27.95sq m (301sq ft)

RENTAL

Our client is seeking £6,760 per annum (£130 p/w) for the leasehold interest in the property.

PRICE

Our client is seeking offers in excess of £65,000 for their heritable interest.

ENERGY PERFORMANCE CERTIFICATE

The EPC rating is pending.

A copy of the recommendation report is available on request.

RATEABLE VALUE

According to the Scottish Assessor's website (www.saa.gov.uk) the subjects have a Rateable Value of £5,200 effective 1st April 2017. The uniform business rate for the current year is £0.49 pence in the pound.

Occupiers may be eligible for 100% rates relief through the Small Business Bonus Scheme if the combined rateable value of all their business premises in Scotland is £35,000 or less.

UTILITIES

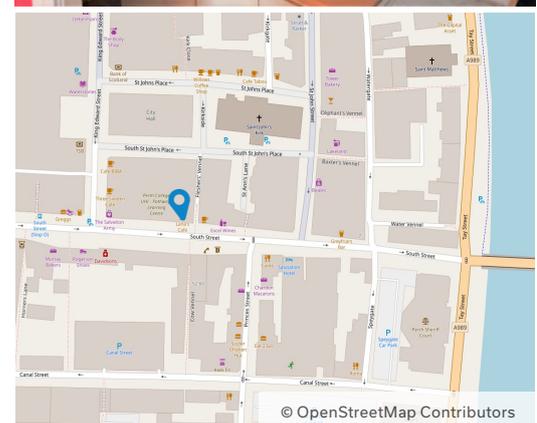
The property is served by mains electricity and water.

LEGAL COSTS

Each party shall bear their own legal costs with the eventual tenant/purchaser liable for any LBTT and Registration Dues.

ENTRY

Upon completion of a formal missive under Scots Law.



VIEWING AND FURTHER INFORMATION

By appointment through the sole letting agents Allied Surveyors Scotland plc.

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