

2-6 COUNTY PLACE



RETAIL



PERTH

PH2 8EE

**TO LET/
MAY SELL**

- PROMINENT TRADING POSITION
- EXTENSIVE GLAZED FRONTAGE
- POPULAR MIXED USE LOCATION
- LOCATED ON BUSY TRAFFIC THOROUGHFARE



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2-6 COUNTY PLACE PERTH

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MAY SELL
RETAIL**

LOCATION

The city of Perth has a resident population of approximately 46,000 persons, with the population of 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.

More precisely, the subjects lie on the south side of County Place, at its busy intersection with 4 main traffic routes, these being; Country Place, South Street, King Street and South Methven Street.

The approximate location is shown by the OS plan to the side.

DESCRIPTION

The subjects comprise a ground floor retail unit, with basement content located within a traditional tenement building of stone and slate construction. The subjects have a prominent and extensive glazed frontage.

Access to the unit is via a pedestrian entrance door, either from Hospital Street or County Place.

Internally the layout is predominately open planned, with ancillary staff and office content.

The subjects may suit a variety of commercial uses, subject to all necessary consents.

ACCOMMODATION

We have measured the subjects in accordance with the RICS Code of Measuring 6th Edition and estimate the subjects extend to a Gross Internal Area of:

167 sq m (1,800 sq ft)

TERMS

The subjects are offered To Let at offers in the region of 18,000 per annum.

It is envisaged that the lease will be structured on standard Full Repairing and Insuring terms. Incentives may be available depending on tenant covenant and lease terms agreed.

Further information is available from the Sole Letting Agents.

Alternatively, the subjects may be available For Sale with offers invited for the heritable interest.

RATEABLE VALUE

The subjects are entered in the Valuation Roll at a Rateable Value of £18,600.

The unified Business Rate 2017/2018 is £0.464, excluding water and sewage rates.

EPC

Available upon request.

VAT

For the avoidance of doubt, all figures quoted are exclusive of VAT unless otherwise stated.

Any prospective tenant should satisfy themselves independently as to the incidence of VAT involved in any transaction.

FURTHER INFORMATION AND VIEWING

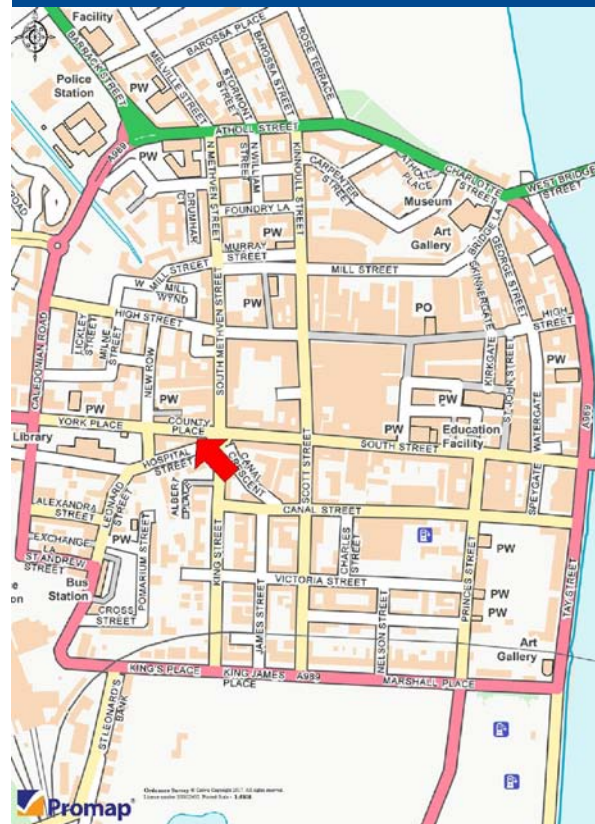
Further information and viewing arrangements are available by contacting the Sole Letting Agents, Messrs Graham + Sibbald

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DATE OF PUBLICATION

September 2017



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IMPORTANT NOTICE

Please read carefully

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.

3. Graham & Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.

4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.

5. A list of Partners can be obtained from any of our offices.

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