

RESTAURANT/ CAFÉ OPPORTUNITY

- NIA 470M2 (5,059 SQFT)
- OIEO £69,000
- CLASS 3 HOT FOOD CONSENT
- SUITABLE FOR A VARIETY OF USES SUBJECT TO PLANNING
- ATTRACTIVE REVERSE FRONTAGE
- BUSY PEDESTRIANISED HIGH STREET LOCATION

SUITABLE FOR SUBDIVISION

108/112 HIGH STREET, PERTH, PH1 1TH

CONTACT: Jonathan Reid – j.reid@shepherd.co.uk – 01738 638 188
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108/112 HIGH STREET, PERTH, PH1 1TH

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-minute drive time. Dundee lies approximately 22 miles to the east with Edinburgh 43 miles to the south and Glasgow 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 premises are located on the south-side of the High Street and is situated nearby retailers such as M&S, Next, WH Smith, Superdrug, Fat Face and Primark.

DESCRIPTION

The premises comprise a double windowed retail unit arranged over the ground, basement and first floors of a "B" Listed stone constructed building. The premises benefit from additional frontage onto King Edward Street.

SUBDIVISION

The property can be subdivided to provide two smaller retail units.

RENTAL

For the unit as a whole we are seeking rental offers in the region of £69,000 p.a. on the basis of a new full repairing and insuring lease for a negotiable period.

Our client is inviting offers for the subdivided units.

EPC

A copy of the energy performance certificate can be provided to interested parties upon request.

RATING

The premises are entered in the current Valuation Roll with a rateable value of £82,100.

PLANNING

We understand that the property currently benefits from Class 3 Hot Food consent. The subjects would also lend themselves well to a number of alternative uses subject to planning. Interested parties should make their own enquiries in this regard.

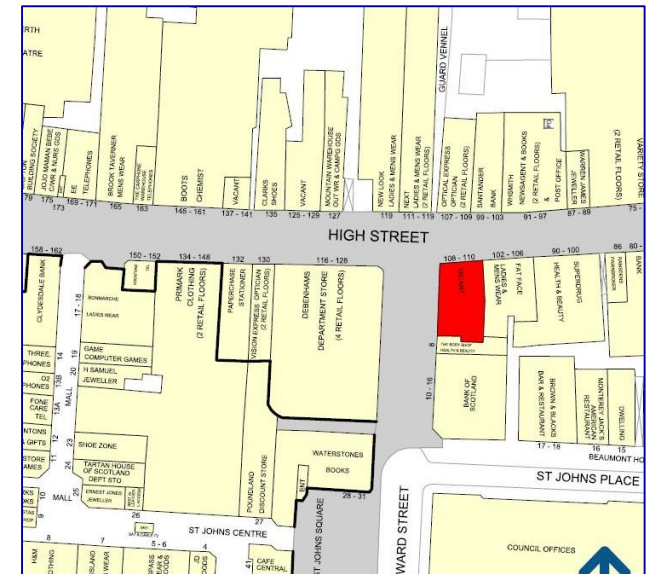
VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

LEGAL COSTS

Each party will be responsible for their own legal costs with the tenant being responsible for any LBTT or registration fees where applicable.

ACCOMMODATION	SqM	SqFt
Ground Floor	223	2,400
First Floor	9	97
Basement	238	2,562
TOTAL	204	5,059



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

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PROPOSED SUBDIVISION



ACCOMMODATION Unit 1	SqM	SqFt
Ground floor	155	1,668
First floor	22	236
Basement	244	2,626
TOTAL	421	4,530

ACCOMMODATION Unit 2	SqM	SqFt
Ground Floor	59	635
TOTAL	59	635

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