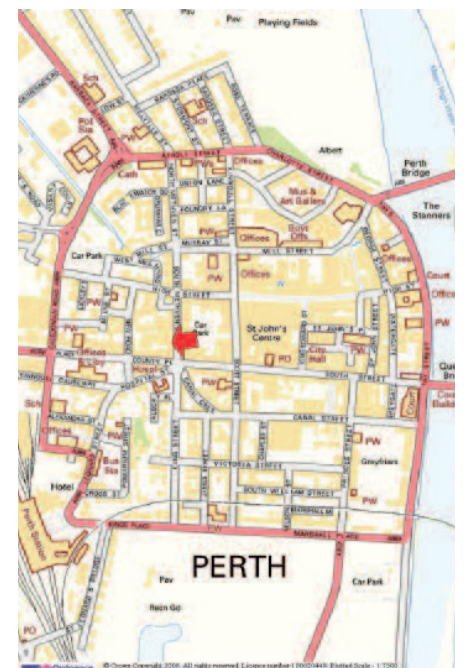




## 61 South Methven Street, Perth, PH1 5NX

- Prominent retail unit extending to approximately 2,630 sq ft (244 sq m)
- Extensive glazed frontage
- Located on busy traffic thoroughfare
- May suit a variety of uses — subject to consents



## 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.

The subjects occupy a prominent trading location close to the centre of Perth on the west side of South Methven Street. The surrounding retailers comprise a range of covenants including Restaurants, and various Retailers.

## DESCRIPTION

The subjects comprise a ground floor shop within a 3 storey traditionally constructed building.

The property benefits from 2 large display windows that front onto the busy traffic thoroughfare of South Methven Street, one of the arterial routes through the city centre.

The gross frontage of the property extends to approximately 36 ft 10 (11.3m).

## ACCOMODATION

The subjects in total extend approximately 2,630 sq ft (244 sq m), providing large open plan retail space, with associated W.C., Storage and Staff area.

## TERMS

The subjects are offered To Let at offers in the region of £22,000 per annum. It is envisaged that the lease will be structured on standard Full Repairing and Insuring terms.



Offers in the region of £220,000 are invited for our client's heritable interest in the property.

## RATEABLE VALUE

The subjects are entered in the Valuation Roll at a Rateable Value of £18,000

The unified Business Rate 2017/2018 is 46.6p, excluding water and sewage rates.

## EPC

Available on request.

## VAT

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

Any interested parties 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 Agents, Messrs Graham + Sibbald

## To arrange a viewing contact:



**Garth Davison**  
Associate  
garth.davison@g-s.co.uk  
01738 445733



**Sam Wightman**  
Trainee Surveyor  
sam.wightman@g-s.co.uk  
01738 445733

## 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.
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.
6. Date of Publication: February 2018