88 Scott Street, Perth | To Let

294 sqm (3,165 sqft)

Large, Bright, Open Floorplate—Would Suit Retail, Bar, Café, Restaurant etc
Situation
Perth is centrally located and extremely well connected with 90% of Scotland’s population within 90 minutes drivetime of the City.

Situated in the centre of the city, the property occupies a very prominent situation on the busy corner of Scott Street and Canal Street. Many of the cities busiest car parks are only a few minutes walk away.

The premises above the subjects are planned for conversion to 77 residential student flats (ref 19/00981/FLL)

Description
The property comprises part of the ground floor of a period sandstone building. The corner situation and extensive, glazed return frontage affords excellent prominence to traffic crossing this busy traffic-light controlled junction.

The premises benefit from easy loading from the car park located immediately behind.

Planning
The premises have most recently been used for the retail sale of furniture, carpets and rugs, but could make an ideal venue as a café, restaurant or bar.

Interested parties should contact the Development Management department at Perth & Kinross Council via 01738 475 300 or developmentmanagement@pkc.gov.uk.

Lease Terms
Available upon request.

Business Rates
The property is currently entered in the Valuation Roll with a Rateable Value of £18,400. Interested parties should satisfy themselves on this.

Energy Performance Certificate
Copies available on request.

Legal Costs
Each party will be responsible for their own legal costs associated with this transaction. The tenant will be responsible for any LBTT and Registration Dues

Enquiries
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Property Highlights
- City Centre Location
- Corner Position on Busy Streets
- Well Established Retail Area
- Bright Open Floorplate
- Car Park & Loading to Rear
Proposed Front Elevation for 77 new student flats above the subjects (planning ref. 19/00981/FLL)
Important Notice: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Smart & Co has no authority to make or give in writing or verbally any representation or warranties in relation to the property. Any areas of measurements or distances are approximate. The text, photographs, and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. Smart & Co have not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting the property.