

# PRESTIGIOUS GROUND FLOOR OFFICE TO LET



Suite 1, Old Academy Building, Rose Terrace, Perth

SUITE 1, 6-7 ROSE TERRACE, PERTH, PH1 5HA

PRESTIGIOUS GROUND FLOOR OFFICE

EXTENDING TO 120 sq. m (1,290 sq. ft)

- ✓ Prominent frontage overlooking North Inch
- ✓ Three private car spaces available at separate cost
- ✓ 100% rates relief available to eligible occupiers
- ✓ Modernised office with gas central heating
- ✓ Self-contained with toilet and kitchen
- ✓ Prestigious location and office address
- ✓ Close to City Centre and local amenities

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First Floor

## LOCATION

With an estimated population of 125,000 the city of Perth is the region's principal retail destination located in the heart of Scotland and benefitting from excellent transport links to the rest of the country's motorway and rail networks.

The property is prominently situated close to the city centre and overlooking the North Inch and River Tay beyond. Private car parking is available to the rear of the building and public short stay car parking is available immediately to the front of the building.

Major private employers in Perth include Aviva, SSE and Stagecoach.

## LEASE TERMS

The property is available for lease at £15,500 per annum on Full Repairing and Insuring lease terms. There is a service charge for the office and the current apportionment for Suite 1 equates to £4,382.50. Private car parking is available to the rear and the cost of this is available by separate negotiation.

Further details are available from the sole agents upon request.



## DESCRIPTION

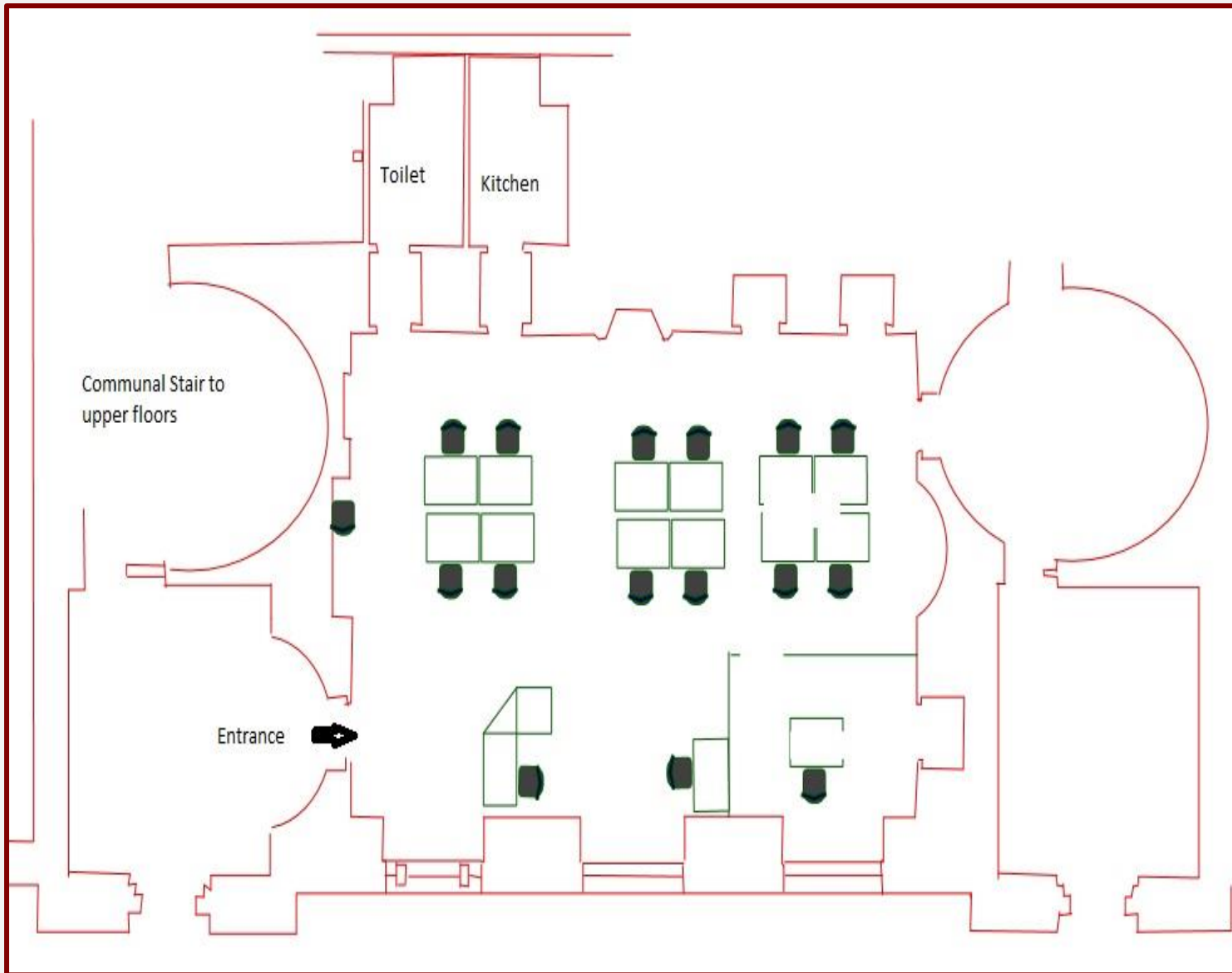
The subjects comprise a self-contained ground floor office within an imposing Grade A listed former school building. The office has been fully modernised and most recently has been upgraded with gas fired central heating.

Occupiers within the building include: Handelsbanken, Hardies Chartered Surveyors, Caledonian Physiotherapy Services, Oldbaum Services and Perth Yoga Studio.

Rose Terrace is a mixed use street with several high quality offices, children's nursery and residential occupiers.

The subjects have been measured in accordance with International Property Measuring Standards (IPMS 3) and we have calculated the useable floor area as follows:

Description	Area sq m	Area sq ft
Ground floor office	120	1,290



#### **BUSINESS RATES**

We understand the subjects will have a Rateable Value of £11,800 w/e 1 April 2017.

#### **LEGAL COSTS**

Each party shall bear their own legal costs incurred in connection with this transaction. The purchaser or ingoing tenant shall be responsible for any Stamp Duty Land Tax / Land and Buildings Transaction Tax, VAT or Registration Dues incurred thereon.

#### **VAT**

Our clients will be charging VAT on this transaction.

#### **EPC**

The Property has an EPC rating of Band G however this was done prior to the recent addition of gas central heating.

#### **SERVICES**

The subjects benefit from a communal gas and water supply and an individually metered electricity meter. The incoming tenant will need to bring in their own telecoms line and broadband.

SAT NAV: Postcode is PH1 5HA

#### **VIEWING & FURTHER INFORMATION**

Graeme Duncan

07954 815 365

[graeme@smartandco.co.uk](mailto:graeme@smartandco.co.uk)

Doug Smart

07850 517 323

[doug@smartandco.co.uk](mailto:doug@smartandco.co.uk)

[www.smartandco.co.uk](http://www.smartandco.co.uk)

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