

# FOR SALE

Office and Retail Investment

**6 & 8 Flishers Vennel, Perth, PH2 8PF**



**VIEWING & FURTHER  
INFORMATION:**

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- **2 adjoining retail and office premises.**
- **Annual rent - £7,600 per annum.**
- **Price - £60,000 reflecting net yield of 12.44%.**

## 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 minutes drive time. Dundee lies approximately 35 km (22 miles) to the east with Edinburgh 69 km (43 miles) to the south and Glasgow 98 km (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 subjects are located upon Flishers Vennel which is a popular pedestrian thoroughfare between South Street and St Johns Place which leads to Perth City Hall within the centre of Perth.

Surrounding occupiers include café, restaurant and retail premises.

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## Office and Retail Investment



### 6 & 8 Flishers Vennel, Perth, PH2 8PF

#### DESCRIPTION

The subjects comprise two adjoining retail and office premises forming the ground floor of an historic stone building.

The building is Category 'C' Listed and dates from 1766.

Both properties are accessed to the front elevation from Flishers Vennel and have a glazed frontage protected by steel roller shutter screens.

#### ACCOMMODATION

We calculate the net floor area of the property extends to the following:

6 Flishers Vennel 29.41 sq. m. (317 sq. ft.)  
8 Flishers Vennel 38.94 sq. m. (419 sq. ft.)

#### LEASE DETAILS

Further information is available on request.

#### 6 Flishers Vennel

Tenant Malts and Spirits Limited  
Rent £3,600 per annum  
Expiry June 2020

#### 8 Flishers Vennel

Tenant Katie Berwick  
Rent £4,000 per annum  
Expiry December 2025 (with tenant breaks December 2021 and 2024).

#### TERMS

Our client is offering the premises for sale at £60,000 which reflects a net initial yield of 12.44%.

#### VAT

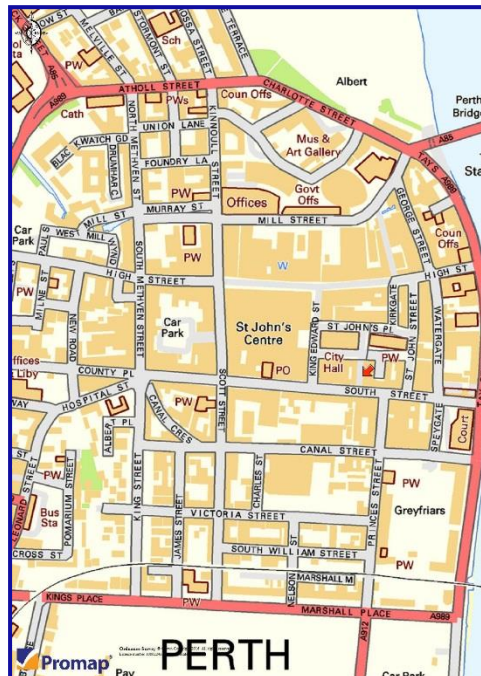
Prices are quoted exclusive of VAT (if applicable).

#### ENERGY PERFORMANCE CERTIFICATE

Available on request.

#### MONEY LAUNDERING

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26<sup>th</sup> June 2017. This now requires us to conduct due diligence not only on our client but also and any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.



#### VIEWING

For further information or viewing arrangements please contact the sole selling agents:

Jonathan Reid BLE (Hons) MRICS

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