



TO LET

**Shop
105 Dunkeld Road
PERTH
PH1 5BS**



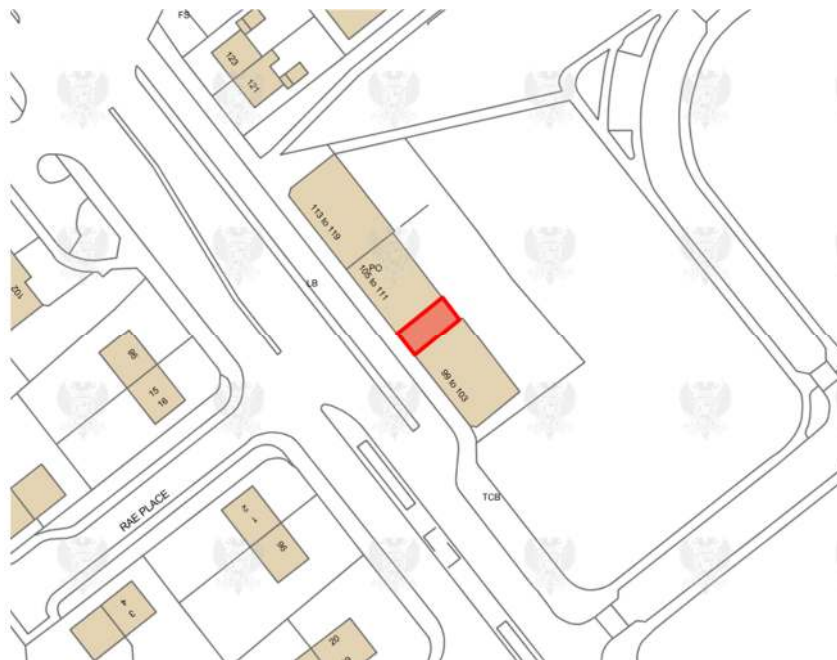
**PLANNING & DEVELOPMENT
PULLAR HOUSE
35 KINNOULL STREET
PERTH
PH1 5GD
TEL: (01738) 475000**

LOCATION

The subjects form part of a parade of neighbourhood shops units within the Muirton area of Perth approximately 1 mile north-west of the city centre. The property enjoys a prominent position fronting Dunkeld Road which is a busy arterial route to / from the centre of Perth. Surrounding property is mixed residential / commercial in nature and all essential amenities are available close at hand.

DESCRIPTION

The subjects comprise a ground floor shop unit within a 2 / 3 storey terraced building of mainly brickwork construction rendered externally incorporating part stonework to the frontage, beneath a predominantly pitched roof clad with slates. The property has recently been fully refurbished. The accommodation comprises:- Front Shop Area, Back Shop / Store and WC. .



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ACCOMMODATION

The accommodation is summarised with the following approximate floor areas:

Front Shop:	29.3 sq m
Back Shop / Store:	8.2 sq m
WC:	<u>5.1 sq m</u>
<u>Total:</u>	<u>42.6 sq m</u>

ENERGY PERFORMANCE CERTIFICATE

PLANNING

The subjects were previously used as a bakers shop. Prospective tenants are requested to make their own enquiries regarding their proposed use (and the possible need to obtain Change of Use Planning Consent) to Perth & Kinross Council, Planning and Development, The Environment Service, Pullar House, 35 Kinnoull Street, Perth, PH1 5GD. Tel: 01738 475300. Email: developmentmanagement@pkc.gov.uk

SERVICES

It is understood that the property is served by mains water, electricity and drainage. None of the services have been tested.

HEADS OF TERMS

The following principal lease terms are proposed:

1. The lease duration will be for a period of 10 years.
2. The annual rent will be payable quarterly in advance.
3. There will be Rent Reviews at 3 yearly intervals.
4. The Landlord insures the property against all normal risks (excluding glass) and will recharge the cost of the premium to the Tenant.
5. The Tenant will be responsible for the payment of rates and all other outgoings.
6. The Tenant will be responsible for all repairs and decoration to the property both internally and externally including all windows and glazing.
7. The Tenant will not be permitted to sublet or assign the lease in part. Assignment of the whole property may be permitted with the Landlord's consent.
8. The Tenant will bear the Council's reasonable legal expenses in connection with preparation of the lease for the property.

RENT

Rental offers over £4,500 plus VAT per annum are invited.

RATEABLE VALUE

The property is entered in the current Valuation Roll with a Rateable Value of £3,500. The Uniform Business Rate for 2016/17 has been set at 0.484p in the £ excluding water and sewerage charges. Investigations should be made with regard to the availability of rates reliefs such as small business rates relief with Perth and Kinross Council. All other enquiries concerning rates liabilities should be directed to Tayside Valuation Joint Board.

VAT

Please note that the property is VAT registered and therefore VAT will be charged on the rent and other charges.

CLOSING DATE

The Council may set a closing date for receipt of formal offers to lease. Please submit your formal note of interest to ensure that you are advised of the closing date.

VIEWING

For viewing or further information, please contact:

Mearns T. McCaskie, Estates Surveyor
Estates & Commercial Investment
Planning & Development
The Environment Service
Perth and Kinross Council
Pullar House
35 Kinnoull Street
PERTH
PH1 5GD

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