

## To Let

131 South Street  
Perth  
PH2 8PA

- 3,001 sq. ft. - Ground Floor
- 2,380 sq. ft. - First Floor
- Head lease expiring 27th March, 2030
- Rent £9,600 per annum
- Huge Cost Savings Available



## Location

The property is located within the City of Perth located on the banks of the River Tay. Perth lies some 40 miles north of Edinburgh and 22 miles west of Dundee 22 miles.

The subjects are located on a prominent position on South Street, a busy thoroughfare within the city. St Johns Shopping Centre is within a short walking distance. Surrounding occupiers include Waterstones, Greggs, Tesco Metro and Debenhams.

## Description

The building comprises the ground and first floor of a terraced four storey building of brick construction. The remaining accommodation is in residential use and the roof of the subjects form part of the loading area for St Johns Shopping Centre.

The ground floor offers an open plan retail area with associated office and storage room. The first floor comprises three offices, a strong room, staff room, kitchen and WCs.

The specification provides painted plasterboard walls with suspended tiled ceiling and carpet and tiled flooring. Lighting is via recessed fluorescent fitments and heating through wall mounted electric storage heaters.

There are 7 car parking spaces to the rear held on a separate lease.

## Accommodation

The Net Internal Area of the unit has been measured in accordance with the RICS Code of Measuring Practice (6th Edition), as follows:

Floor	SQ M	SQ FT
Ground floor	278.84	3,001
First Floor	221.	2,380
Total	499.95	5,381

## Planning

The property has been operating as a bank, therefore we understand has Class 2 Planning Use, providing permitted change to Class 1 (Shops). Interested parties should make their own enquiries to the relevant planning authority.

## Tenure

The premises are available on an assignment or sub-lease of the existing lease expiring 27th January 2030.

## Rent

£9,600 per annum. The property is held on a geared ground rent and thus offers the potential for substantial cost savings.

£7,057 per annum for the 7 car spaces.

There are no further rent reviews on the property, however there are rent reviews on the car parking spaces in May 2022 and May 2027.

## Rates

We understand that the property is assessed as follows:

**Ground Floor Rateable Value:**  
£62,900

**UBR (2018/19):** 50.6p

**Rates Payable:** c. £31,928

**First Floor Rateable Value:** £18,000

**UBR (2018/19):** 48p

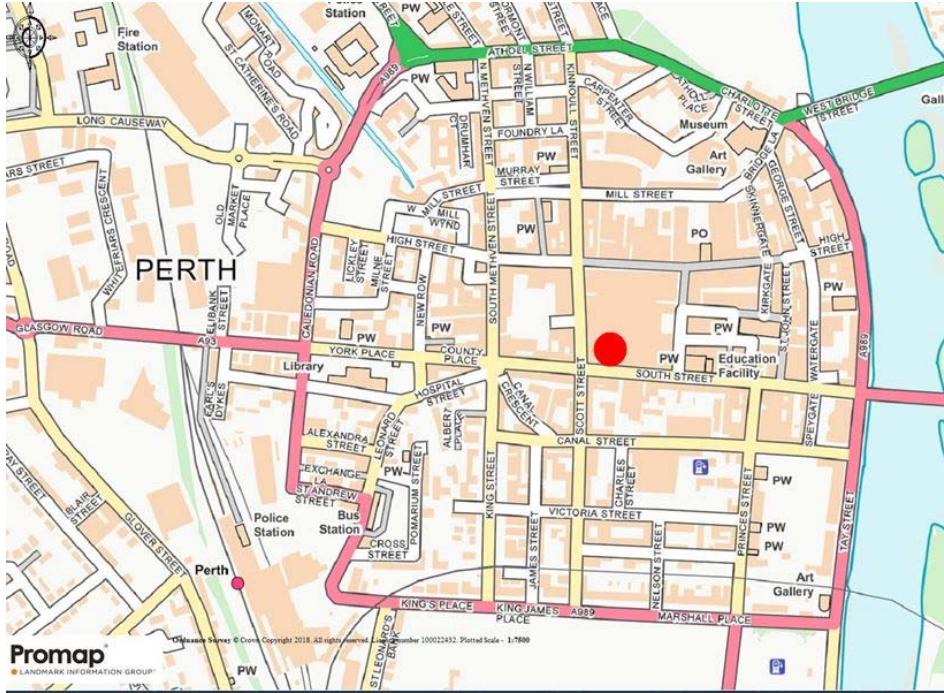
**Rates Payable:** c. £8,640

## EPC

The subjects have an EPC rating of F, with a score of 95.

## VAT

We understand the property is not elected for VAT therefore, no VAT will be applicable.



For further information or an appointment please contact:

**Kyle Williamson**

Tel: 0131 469 6031

Email: [kyle.williamson@avisonyoung.com](mailto:kyle.williamson@avisonyoung.com)

Quayside House, 127 Fountainbridge, Edinburgh, EH3 9QG

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