



**Ground Floor Retail Unit | To Let | 1,530**  
A4, Highland House, St Catherine's Road, Perth, PH1 5YA









## Property Highlights

- ✓ Prominent retail unit extending to c. 1,530 sq ft
- ✓ Suitable for variety of uses (subject to planning)
- ✓ Busy location adjacent to St Catherine's Retail & Leisure Parks
- ✓ Car parking
- ✓ No business rates (subject to eligibility)
- ✓ Flexible lease terms
- ✓ Negotiable rent

## Situation

Perth is the administrative and retail centre for the Perth and Kinross area with a resident population of 44,820 and was recently awarded City status (2012). Perthshire is home to a number of world-class education and research institutions and major companies including; SSE, Aviva, Stagecoach and Highland Spring. Perth's immediate access to Scotland's national road network, airports and the city's superb rail links ensure quick and easy access to markets and national talent.



## Description

The property is situated in a prominent location just off the busy Dunkeld Road and adjacent to St Catherine's Retail & Leisure Parks. St Catherine's Road as a location provides excellent transport links to Perth City Centre which is approximately 0.5 miles to the south and the wider road networks.

Neighbouring occupiers include KFC, Frankie and Bennies, TK Maxx, Sports Direct, Halfords, The Range, PC World, Costa, Greggs, Bannatyne's Health Club & Spa, Dunelm Mill, Home Bargains and Maplin.



## Accommodation and Rateable Value

Description	Sq m	Sq ft	Rateable Value 2017
A4, Ground Floor	142	1,530	£14,500

There is generous free short-term parking available within the St Catherine's Retail Parks located adjacent to the subject property. Private long-term parking is also available and further details are available on request.

## Terms

Our client is looking to lease the property on flexible lease terms. Attractive rental and incentive packages are available. The property is VAT elected so VAT will be payable on the lease price.

## Legal Costs

Each party will be responsible for their own legal costs with the incoming tenant responsible for LBTT and registration dues.

## Energy Performance Certificate

EPC reports are available on request.

## Enquiries to:

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