



166 South Street, Perth, PH2 8PA

To Let

Retail Unit

50 sqm (538 sq ft)

- City Centre
- Highly Prominent Corner Location
- On-street car parking
- 100% rates relief (subject to eligibility)
- £270 per week rental (circa £38.50 per day)

Location

The subject property is located on the south side of South Street at its junction with Scott Street.

Neighbouring occupiers include Tesco, Price Crushers, That Bar, Crunch Munch, Greggs, Ladbrokes and Baynes. There are also numerous independent traders nearby.

Immediately opposite the subject property there are several of Perth's main bus stops taking passengers to Scone, Balbeggie, Blairgowrie, Carse of Gowrie and Dundee.

Description

The property comprises a recently refurbished regular shaped ground floor retail unit with return frontage suitable for a variety of uses. Internally the shop has an open plan sales area and a disabled toilet to the rear.

Access is via double doors from South Street.

Accommodation

We have measured the property to have a net internal area of approximately 50 sq m (538 sq ft).

Lease Terms

We are seeking a weekly rent of £270 on a lease length of negotiable length.

VAT

All prices quoted are exclusive of VAT which may be payable.

Business Rates

The subject property is in the process of being re-assessed having been split from the neighbouring property. We estimate that the NAV/RV will be in the region of £12,500 to £13,000. At this level (£15,000 NAV/RV and below) the incoming tenant may be eligible for 100% rates relief.

Energy Performance Certificate

Available on request.

Legal Costs

Each party will be liable for their own legal costs incurred.

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Important Notice

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