



FALCONER
PROPERTY CONSULTANTS

FOR SALE

43 South Street, Perth,
PH2 8PD

RETAIL INVESTMENT

- NEW 5 YEAR LEASE
- PASSING RENT £9,950 P.A.
- OFFERS IN THE REGION OF £80,000
- 12.5% INITIAL YIELD
- 686 SQ FT
- PROMINENT RETAIL PITCH



LOCATION

Perth is a city in central Scotland, located on the banks of the River Tay. It is the administrative centre of Perth and Kinross council area and the historic county of Perthshire. According to the preliminary 2011 census results Perth, including its immediate suburbs, has a population in the region of 50,000.

The strength of Perth's economy lies in its diversity, with a balance of large companies, the public sector, a broad range of small and medium-sized enterprises and many self-employed business people. The development in renewable energy, insurance, manufacturing, leisure, health and transport is stimulating employment.

Perth's city centre is situated to the west of the banks of the River Tay. The pedestrianised portion of the High Street, which runs from the junction of St John Street to Scott Street, is the main focus of the shopping area. The centre has a variety of major and independent retailers.

From a local context the property is situated on the northern side of South Street opposite its junction with Princes Street. Parking is available directly outside the property. South Street is one main arterial roads that runs through the centre of Perth.



DESCRIPTION

The subjects comprise a ground floor mid terraced retail unit contained within a B Listed three storey building of stone construction surmounted by a pitched and slated roof. The shop benefits from a dual glazed frontage with central entrance door.

Internally the subjects provide open plan front retail area, back office/storage area, kitchen and WC facility.

The tenant trading as Hollywood Nails signed a 5 year lease from 30th May 2019 at a rent of £9,950 p.a.

PROPOSAL

Offers in the region of £80,000 are invited for the Heritable (Scottish equivalent of Freehold) interest.

PLANNING

We understand that the subjects benefit from appropriate consent for their current use as a retail unit.

All queries in relation to planning should be addressed to Perth Council Planning Department.

FLOOR AREAS

From sizes provided by our client, we understand that the subject property, measured in accordance with the RICS Property Measurement Professional Statement (First Edition, May 2015) incorporating the International Property Measurement Standards and the RICS Code of Measuring Practice to extend to the following approximate net internal area (NIA):

63.8m²/686ft²

EPC

G.

RATING

£9,900

CLOSING DATE

A closing date may be set and all interested parties should make a note of interest at the offices of the Sole Agent. We reserve the right to sell the property without setting a closing date and we are not obliged to accept the highest or indeed any offer for the sale of the property.

VAT

VAT will be payable where applicable.



VIEWING AND FURTHER INFORMATION

Strictly by appointment through the Sole Letting Agent:

Sandy Falconer BSc (Hons) MSc MRICS

STIRLING 01786 234 000

PERTH 01738 230 200

MOBILE 07753 340 113

EMAIL sandy@falconerproperty.co.uk

www.falconerproperty.co.uk

Falconer Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars and plan are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact must satisfy themselves by inspection or otherwise as to the correctness of each of them: (iii) no person in the employment of Falconer Property Consultants has any authority to make or give any representation or warranty whatever in relation to this property: (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. Published May 2019.