



10 GEORGE STREET, PERTH, PH1 5JR

- 53.61 SQM (577 SQFT) NIA
- MIXED USE AREA
- FLEXIBLE LEASE TERMS AVAILABLE
- MAY QUALIFY FOR 100% RATES RELIEF



LOCATION

The city of Perth has a resident population of approximately 46,000 persons, with the population of the surrounding catchment area estimated to be in the region of 130,000. Perth is situated approximately 20 miles west of Dundee, 40 miles north of Edinburgh and 60 miles north east of Glasgow, lying at the hub of Central Scotland's road network.

More precisely, the subjects are located within the city centre, in the main Business Area with surrounding occupiers comprising a variety of businesses, including retail, office and restaurant operators.

The approximate location is shown by the attached OS plan.

DESCRIPTION

The subjects comprise of a ground floor retail unit contained within a four storey and attic, mid-terraced building.

Access to the subjects is gained from George Street via a pedestrian entry door.

Internally the property is of regular configuration, suitable for a variety of uses.

ACCOMMODATION

We have measured the subjects in accordance with the RICS Property Measurement (2nd Edition), and calculated the following Net Internal area to be as follows;

Retail	534 sqft
WC	42 sqft
Total	576 sqft

TERMS

The subjects are offered To Let at offers in the region of £14,000 per annum.

It is envisaged that the lease would be structured on a full repairing and insuring basis — incentives may be available, depending on the covenant of tenant and the lease terms agreed.

RATEABLE VALUE

The subjects are entered in the Valuation Roll at a Rateable Value of £12,600.

The unified Business Rate 2018/2019 is 48p, excluding water and sewage rates.

The subjects may qualify for 100% rates relief — interested parties should make their own enquiries in this regard.

VAT

For the avoidance of doubt, all figures quoted are exclusive of VAT unless otherwise stated.

Any prospective tenant should satisfy themselves independently as to the incidence of VAT involved in any transaction.

EPC

Available upon request.

FURTHER INFORMATION AND VIEWING

Further information and viewing arrangements are available by contacting the Sole Letting Agents, Messrs Graham + Sibbald (01738 445733).

To arrange a viewing contact:



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IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
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6. Date of Publication: August 2018