



246 High Street, Perth, PH1 5QJ

To Let

Retail Unit

40.51 sqm (436 sqft)

- City Centre Location
- Prominent Accessible Location
- Public car parking nearby
- 100% rates relief (subject to eligibility)
- **£127 per week rental (circa £18 per day)**

Location

The subject property is located at the northern end of Perth High Street not far from Thimble Row car park which is Perth's second largest city centre car park with over 200 spaces available.

The nearby area is under improvement with the nearby St Pauls Church currently undergoing significant works to turn it into a public art and events space due to be completed late 2019.

Neighbouring occupiers include the New Manna House, Fun Junction Toy Shop, P D Malloch, taxi office, The Ormond Bar and several independent hairdressers.

Description

The property comprises a recently refurbished regular sized ground floor retail unit suitable for a variety of uses. Internally the shop has an open plan sales area to the front and a small store/kitchen area and wc to the rear. The window frontage and entrance door have additional protective measures giving a good level of security.

Accommodation

We have measured the property to have a net internal area of approximately 40.51 sq m (436 sq ft).

Lease Terms

We are seeking a monthly rent of £550 on a lease length of negotiable length.

VAT

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

Business Rates

The subject property has a Rateable Value of £6,900 meaning the incoming tenant is likely to benefit from 100% small business bonus 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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