# Perth Unit 2, St John's Shopping Centre

## **Retail Unit To Let**



#### Location

Perth is situated 40 miles north of Edinburgh and 60 miles north east of Glasgow. The city has a primary catchment of circa 50,000 persons and a wider catchment in the region of 120,000 persons. The St John's Shopping Centre provides the prime shopping destination in Perth city centre and is anchored **by Primark**, **H&M** and **River Island**. Recently **JD** have opened a new flagship store in the centre.

The unit is located close to the entrance into the centre from South Street and nearby occupiers include CEX, Sally Health & Beauty, Card Factory, Perfume Shop and Claire's Accessories.

#### **Accommodation**

The property is arranged over ground floor comprising the following approximate areas:

Ground: 105.91 sq m 1,140 sq ft Total: 105.91 sq m 1,140 sq ft

#### Rent

On application.

#### **Tenure**

New full repairing and insuring lease, incorporating five yearly rent reviews.

#### **Service Charge**

The service charge is estimated at £11,579 per annum.

#### **Rates**

Rateable Value (2017) £25,800 UBR (2017) 46.6p Rates Payable (2017) £12,023 pa

(Interested parties are advised to make enquiries with the Local Authority)

#### **Legal Costs**

Each party to be responsible for their own legal and professional costs incurred in this transaction.

#### **EPC**

EPC Rating G. Full report available on request.

### **Viewing & Further Information**

Strictly by prior arrangement only with:

#### **Estelle Forrester**

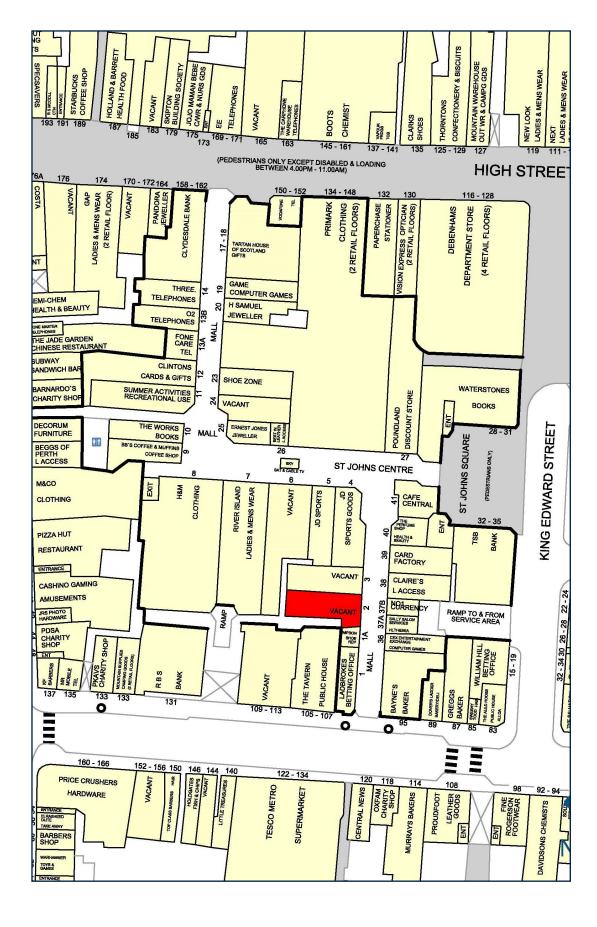
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