

Perth

Unit 23, 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 in a 100% prime location in the centre, close to the main entrance from the High Street. Nearby occupiers include **River Island**, **H Samuel**, **O2** and **3 Store**.

Accommodation

The property is arranged over ground and first floors comprising the following approximate areas:

Ground:	170.4 sq m	1,834 sq ft
First:	78.7 sq m	847 sq ft
Total:	249.1 sq m	2,681 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 £21,295 per annum.

Rates

Rateable Value (2017)	£59,700
UBR (2017)	49.2p
Rates Payable (2017)	£29,372 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 E. Full report available on request.

Viewing & Further Information

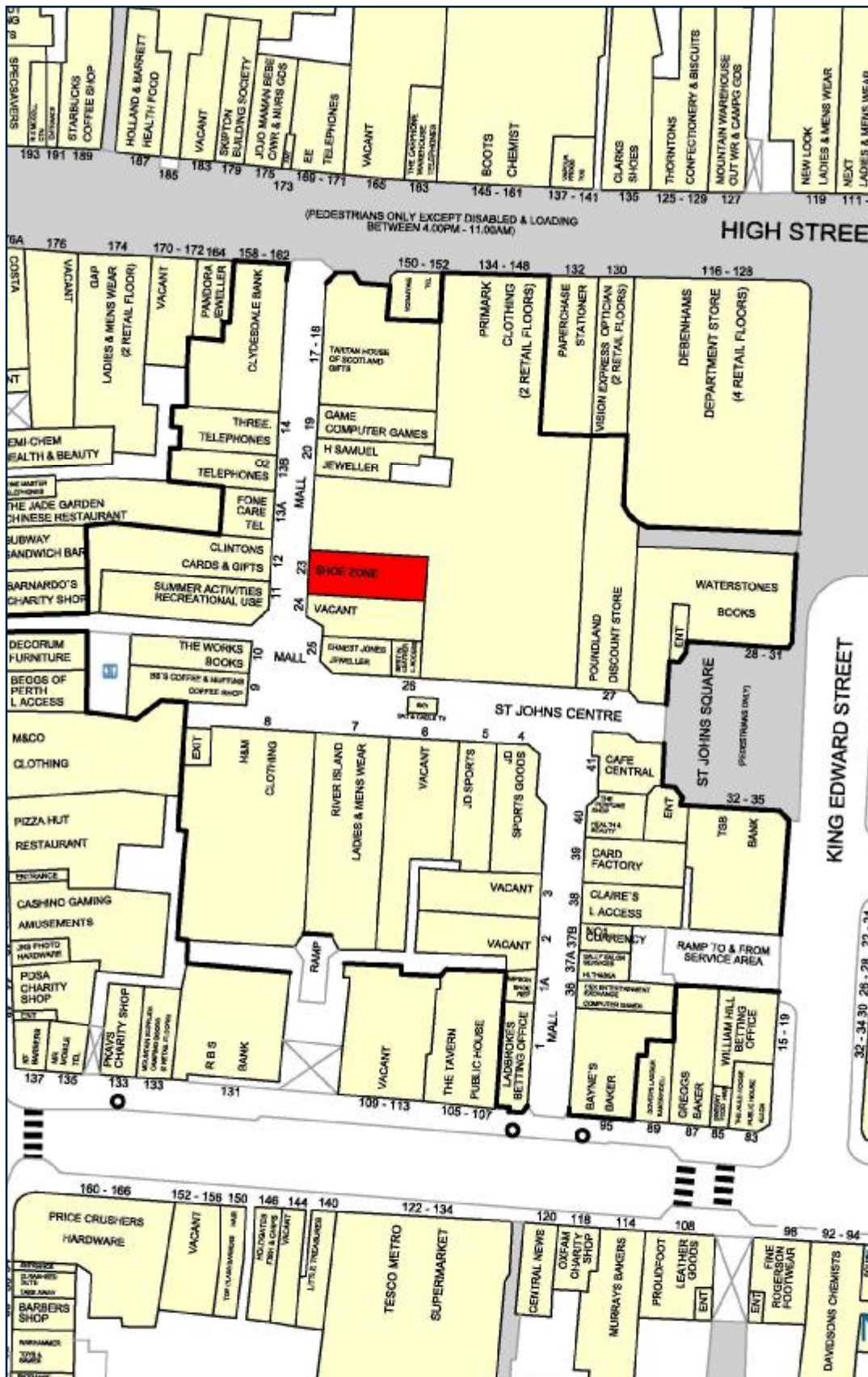
Strictly by prior arrangement only with:

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Shaping Retail.