



Prime Retail Unit, 174 High Street, Perth, PH1 5UH
To Let

SMART&CO.
surveyors & property consultants



Gnd Floor 258 sq m (2,777 sq ft)
First Floor 288 sq m (3,100 sq ft)

Property Highlights

- Modern Retail Accommodation
- Prime High Street Pitch
- Shared Loading Area
- Negotiable Rent and lease length
- Well-presented internally
- Two floors of similar size

Location

The subject property is located on one of the busiest sections of Perth High Street in Perth City Centre close to its junction with Scott Street and Kinnoull Street.

Nearby occupiers include Costa, Starbucks, Boots, Primark, Holland & Barrett, Sainsbury's Local, Blue Lagoon, Oliver Bonas & Carphone Warehouse. The main entrance to St John's Shopping Centre also lies adjacent.

Perth was awarded City Status in 2012 and is one of the fastest growing cities in Scotland. The current catchment population stands at approximately 150,000 with a forecast growth to 190,000 over the next twenty years.

A rising population combined with ambitious plans for the future, Perth has a strategic vision to become a great European city.

Description

The subjects comprise well-presented modern retail accommodation located over ground and first floors with fully glazed frontage and shared internal loading bay accessed from Scott Street.

Accommodation

We have measured the approximate net internal floor areas to be as follows:

Description	Sq m	Sq ft
Ground Floor	258	2,777
First Floor	288	3,100
Total NIA	546	5,877

Lease Terms

Our client is inviting rental offers for a negotiable lease duration. The property is VAT elected therefore VAT will be payable.

Business Rates

The subjects have a Rateable Value of £90,700 effective from 1 April 2017. The rate in the pound for 2019/20 is £0.516 for properties with a Rateable Value above £51,000.

Energy Performance Certificate

Available on request.

Legal Costs

Each party will be responsible for their own legal costs. The incoming tenant will be responsible for any LBTT and registration dues if applicable.

Enquiries to:

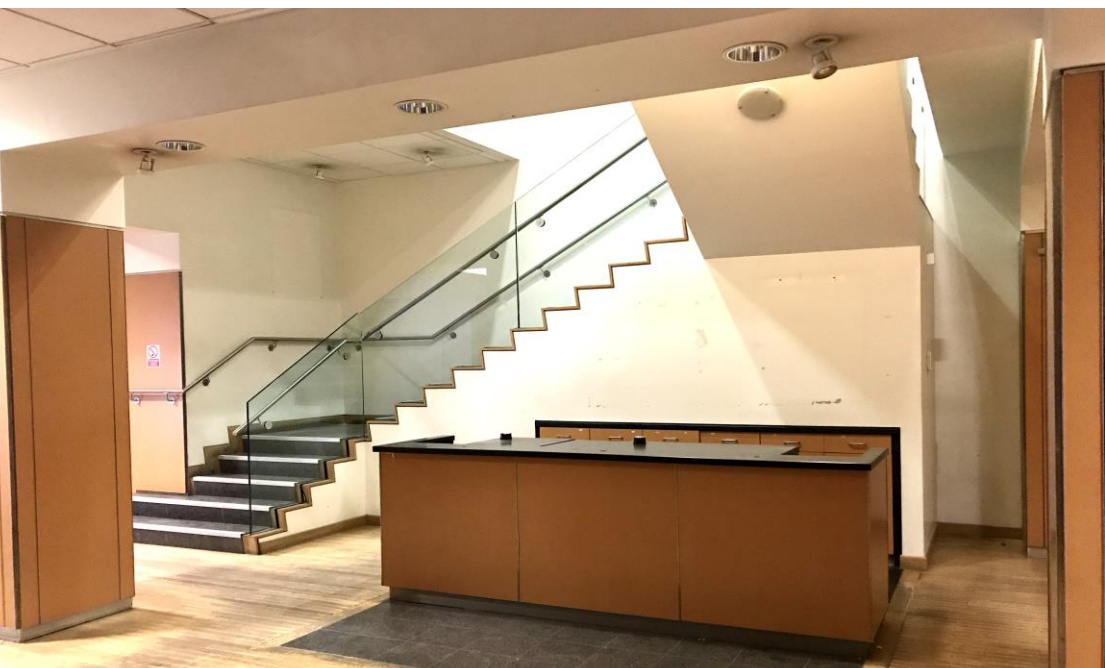
Graeme Duncan MRICS
t: 01738 318100
m: 07954 815 365
e: graeme@smartandco.co.uk

Doug Smart MRICS
t: 01738 318100
m: 07850 517 323
e: doug@smartandco.co.uk

www.smartandco.co.uk

Dewar House, 13 Marshall Place, Perth, PH2 8AH





01738 318100 | smartandco.co.uk

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