



1 + 5 Atholl Street, Perth, PH1 5NH

- CITY CENTRE LOCATION
- PROMINENT CORNER POSITION
- 2 GROUND FLOOR SELF-CONTAINED COMMERCIAL UNITS
- OPPOSITE NORTH INCH PARKLAND

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.

The subjects are located on the south side of Atholl Street within Perth City Centre. Surrounding properties are a combination of commercial and residential use. Atholl Street is a busy traffic thoroughfare and is close to the North Inch open parkland.

DESCRIPTION

The subjects comprise 2 self-contained commercial premises situated on the ground floor of a 3 storey plus attic building. The properties, although used jointly, are separate being split by a close which provides access to the residential properties above.

Both properties provide commercial accommodation with each containing a WC.

The property offers the potential to be used as one or two commercial units.

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;

Address	Accommodation	SQ M	SQ FT
1 Atholl Street, Perth	Office and WC	42	451
5 Atholl Street, Perth	Office and WC	34	365

TERMS

The subjects are offered To Let at offers over £7,000 per annum. NP 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;

1 Atholl Street, Perth £3,350
5 Atholl Street, Perth £3,450

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.

ENERGY PERFORMANCE RATING

Information available upon request.

VAT

All prices quoted are exclusive of VAT unless otherwise stated and any prospective tenant should satisfy themselves independently as to the incidence of VAT involved in this transaction.

FURTHER INFORMATION AND VIEWING

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

To arrange a viewing contact:



Garth Davison

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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.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
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5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: December 2018