

# FOR SALE/ TO LET

Retail Premises

93/95 Canal Street, Perth, PH2 8HX



**VIEWING & FURTHER  
INFORMATION:**

**Jonathan Reid**

[j.reid@shepherd.co.uk](mailto:j.reid@shepherd.co.uk)

**T: 01738 638188**

[www.shepherd.co.uk](http://www.shepherd.co.uk)

- **Ground floor retail, showroom/office premises.**
- **Gross area 174 sq. m. (1,870 sq. ft.)**
- **Rear car parking.**
- **Offers over £130,000.**
- **Offers in the region of £13,000 per annum.**
- **100% rates relief.**

# FOR SALE/TO LET

## Retail Premises

**93/95 Canal Street, Perth, PH2 8HX**

### LOCATION

Perth, which has a population of approximately 45,000 persons (Source: Perth & Kinross Council), is the principal area of Perth & Kinross District and has recently been awarded City status.

Historically known as the gateway to the Highlands, Perth enjoys close proximity to Scotland's main cities with 90% of the country's population accessible within 90 minutes drive time. Dundee lies approximately 35 km (22 miles) to the east with Edinburgh 69 km (43 miles) to the south and Glasgow 98 km (61 miles) to the southwest.

Perth is located at the base of the River Tay in the heart of Scotland with the A9 and A90/M90 giving easy access to Dundee, Edinburgh, Glasgow and the south beyond.

The property is located on the north side of Canal Street within the centre of Perth, between Canal Crescent and Scott Street.

### DESCRIPTION

The subjects comprise a ground floor retail showroom/office contained within a traditional mid terraced 3 storey and attic tenement building.

The main walls are of solid stone construction whilst the roof over is pitched and clad in slates.

The property benefits from 6 timber single glazed window displays to the front elevation. Internally the accommodation comprises a large open plan showroom area with partitioned storage and offices.

### ACCOMMODATION

We calculate the gross internal floor area extends to 174 sq. m. (1,870 sq. ft.)

There are 4 car parking spaces to the rear of the property.

### TERMS

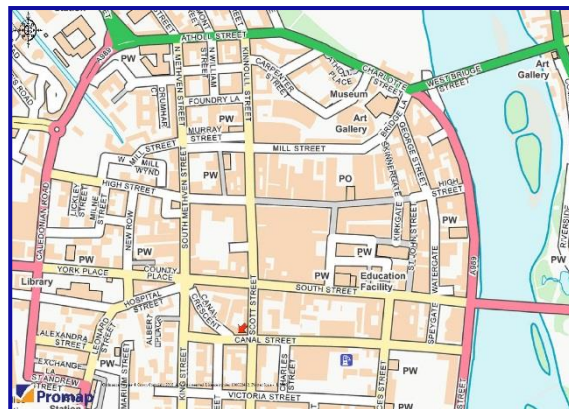
Our client is inviting offers in excess of £130,000 or alternatively offers in the region of £13,000 per annum will be considered,

### ENERGY PERFORMANCE CERTIFICATE

Awaiting further details.

### MONEY LAUNDERING

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26<sup>th</sup> June 2017. This now requires us to conduct due diligence not only on our client but also and any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.



### RATEABLE VALUE

The subjects have been assessed for rating purposes at a Rateable Value of £13,900.

The unified business rate for 2019/2020 financial year is 49p.

**The subjects therefore qualify for 100% rates relief.**

### VAT

Prices are quoted exclusive of VAT (if applicable).

### VIEWING

For further information or viewing arrangements please contact the sole selling agents:

Jonathan Reid BLE (Hons) MRICS

A J&E Shepherd Chartered Surveyors, 2 Whitefriars Crescent, Perth, PH2 0PA

T 01738 638188

E Jonathan Reid – j.reid@shepherd.co.uk

November 2019