



2-6 County Place, Perth, PH2 8EE

- Prominent trading position
- Extensive glazed frontage
- Popular mixed use location
- Located on busy traffic thoroughfare



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.

More precisely, the subjects lie on the south side of County Place, at its busy intersection with 4 main traffic routes, these being; Country Place, South Street, King Street and South Methven Street.

The approximate location is shown by the OS plan to the side.

DESCRIPTION

The subjects comprise a ground floor retail unit, with basement content located within a traditional tenement building of stone and slate construction. The subjects have a prominent and extensive glazed frontage.

Access to the unit is via a pedestrian entrance door, either from Hospital Street or County Place.

Internally the layout is predominately open planned, with ancillary staff and office content.

The subjects may suit a variety of commercial uses, subject to all necessary consents.

ACCOMMODATION

We have measured the subjects in accordance with the RICS Code of Measuring 6th Edition and estimate the subjects extend to a Gross Internal Area of:

167 sq m (1,800 sq ft)

TERMS

The subjects are offered To Let at offers in the region of 18,000 per annum.

It is envisaged that the lease will be structured on standard Full Repairing and Insuring terms. Incentives may be available depending on tenant covenant and lease terms agreed.

Further information is available from the Sole Letting Agents.

Alternatively, the subjects may be available For Sale with offers invited for the heritable interest.

RATEABLE VALUE

The subjects are entered in the Valuation Roll at a Rateable Value of £18,600.

The unified business rate for the year 2019/2020 is 49p exclusive of water and sewerage rates.

EPC

Available upon request.

VAT

For the avoidance of doubt, all figures quoted are exclusive of VAT unless otherwise stated.

Any prospective tenant should satisfy themselves independently as to the incidence of VAT involved in any 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 please contact:



Garth Davison

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