

Carphone Warehouse

161 High Street

Perth PH1 5UN

PRIME SHOP LEASE FOR SALE

- 100% Prime Location
- Strong Adjacencies
- Incentives Available (subject to status)



Location

Perth is an affluent city located approximately 43 miles north of Edinburgh, 61 miles north east of Glasgow and 22 miles west of Dundee. The city has a resident population of approximately 45,000 and is the principal centre of Perth & Kinross district.

The subjects occupy a prime location on the pedestrianised section of the High Street. Nearby retailers include **Primark, Boots, Brook Tavernier, Paperchase, Next** and **Debenhams**.

Accommodation

The subjects comprise a modern retail unit arranged over ground floor only extending to the following approx. area:

Ground Floor	738 sq ft	68.56 sq m
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Lease

The property is held on a full repairing and insuring lease expiring 22nd March 2022.

Rent

The passing rent is £51,250 per annum exclusive of rates, service charge and VAT (if applicable).

Use

The property benefits from use for retail within Class 1 of the Town & Country Planning (Use Classes) (Scotland) Order 1997.

Rates

We are advised by the Local Authority that the premises are assessed for rating purposes as follows:

Rateable Value	£30,000
Rates Payable 2020/21 approx.	£14,730

Prospective tenants are advised to confirm any rating liability directly with the Local Authority.

Costs

Each party is to be responsible for their own legal and all other professional costs incurred in the transaction.

EPC

An EPC certificate is available on request.

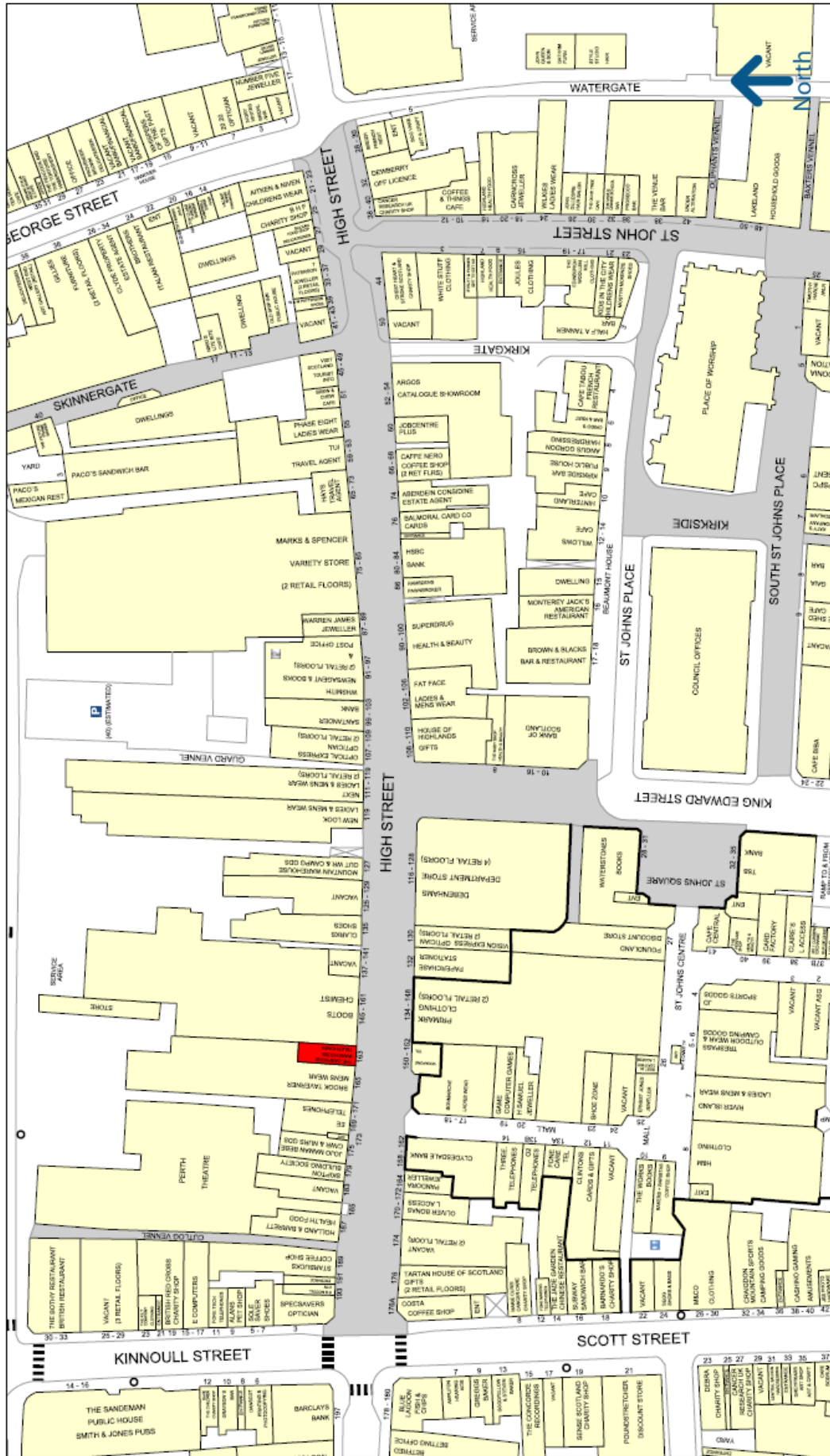
Contact Us

Appointments to view must be arranged via sole agents Colliers International, through:

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50 metres