



# TO LET – PRIME RETAIL UNIT

Perth, 176 High Street



- PROMINENT RETAIL UNIT ON PRIME PITCH
- CONSISTENTLY HIGH FOOTFALL LOCATION
- ALMOST 6,000 SQ FT OVER 2 RETAIL FLOORS

## 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 premises are located on the pedestrianised section of High Street close to its junction with Scott Street. Nearby occupiers include **GAP, Costa, Primark, Boots, Starbucks, Debenhams, Sainsbury's Local, New Look & Next.**

## DESCRIPTION

The premises comprise ground and first floor retail unit, benefitting from a fully glazed frontage and dedicated service area, extending to the following net internal areas: -

## ACCOMMODATION

Ground Floor	234.49 sq m	2,524 sq ft
First Floor	311.32 sq m	3,351 sq ft
<b>Total</b>	<b>545.81 sq m</b>	<b>5,875 sq ft</b>

## USE

Class 1 (Retail).

## TERMS

The premises are available by way of a new full repairing and insuring lease, or negotiable length, incorporating 5 yearly upward only rent reviews.

## RENT

Rental offers in the region of **£90,000 per annum** exclusive are sought.

## RATES

We are verbally informed by the Local Authority that the 2018/19 Rateable Value of the shop will be: -

Rateable Value	£82,200
Commercial Rate Poundage	£0.506
(exclusive of water and sewerage rates)	

## EPC

A copy of the EPC will be made available as required.

## LEGAL COSTS

Each party shall be responsible for their own legal costs incurred with this transaction, with the ingoing tenant being responsible for LBTT, registration dues and VAT incurred thereon.

## VAT

All figures are quoted exclusive of VAT.

## VIEWING

Strictly by appointment via the sole agents:-

## Reith Lambert

**Richard Ford**  
0141 225 5710  
richard@reithlambert.co.uk

**Kirsty McCreath**  
0141 225 5704  
kirsty@reithlambert.co.uk

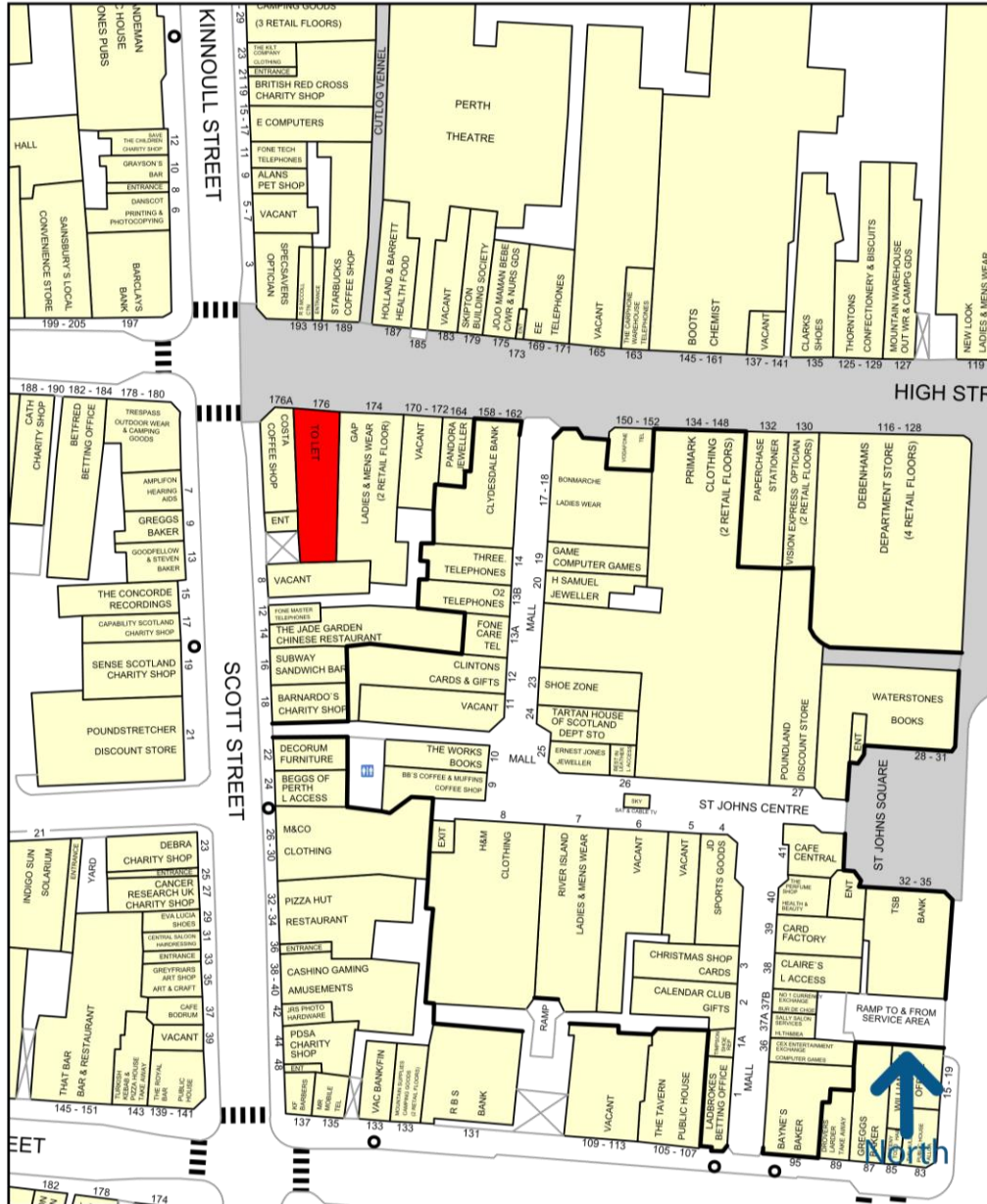




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**Reith  
Lambert**  
www.reithlambert.co.uk



Not to scale.

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