

TO LET – PRIME RETAIL UNIT 176 High Street, Perth, PH1 5UH



- 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
Total	545.81 sq m	5,875 sq ft

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 **£75,000 per annum** exclusive are sought.

RATES

We are verbally informed by the Local Authority that the 2019/20 Rateable Value of the shop will be: -

Rateable Value	£82,200
Commercial Rate Poundage	£0.516
(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 agent:-

Reith Lambert

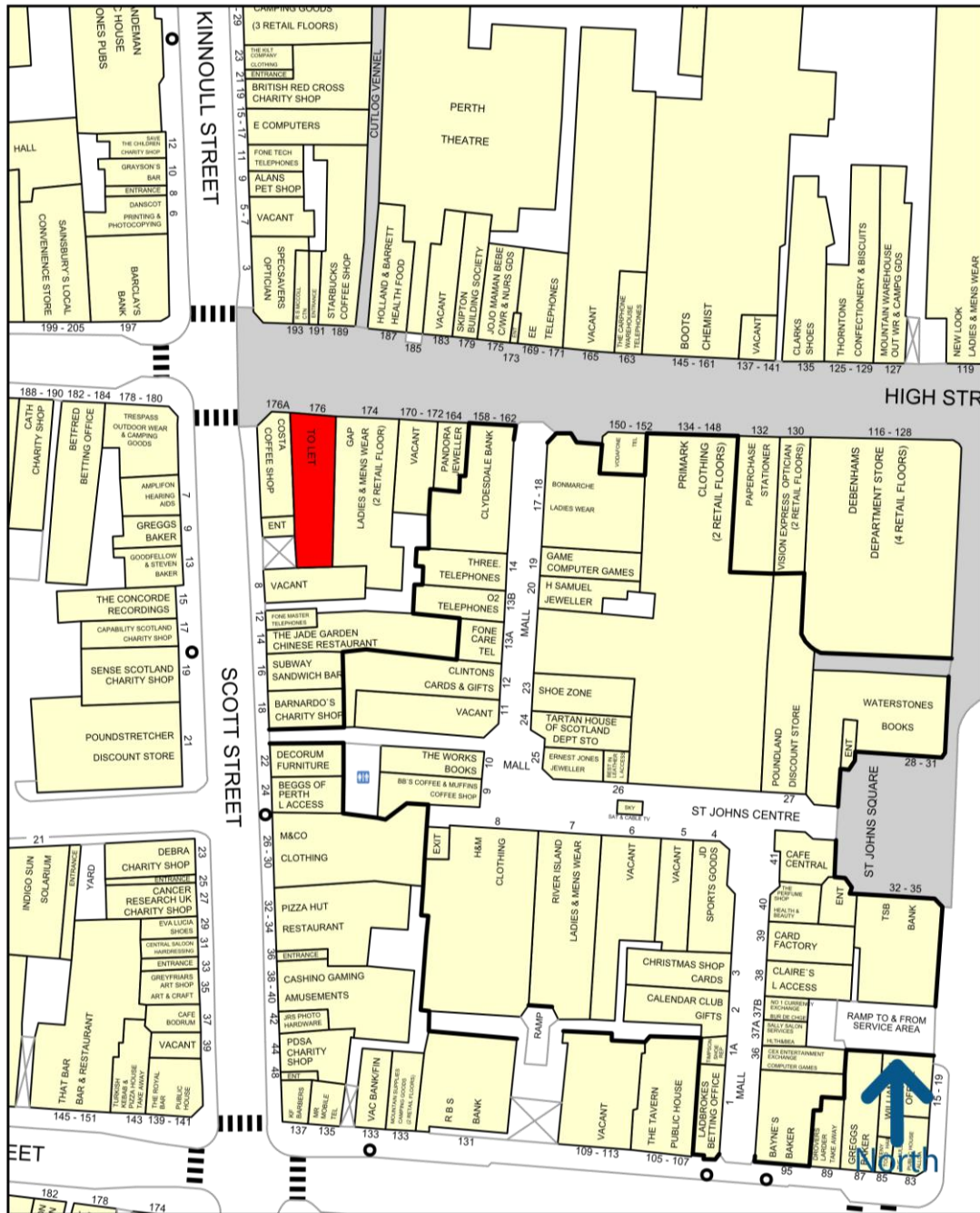
Richard Ford

0141 225 5710

richard@reithlambert.co.uk

TO LET – PRIME RETAIL UNIT

176 High Street, Perth, PH1 5UH



Not to scale.

Experian Goad Digital Plans include mapping data licensed from Ordnance Survey with the permission of the Controller of Her Majesty's Stationery Office.

© Crown Copyright and Experian Copyright. All rights reserved. Licence Number PU 100017316

Writings (Scotland) Act: This document does not and shall not constitute, form part of, vary, or seek to vary, any contract or unilateral obligation. Misrepresentations Act: Reith Lambert Ltd for themselves and the vendors or lessors of this property whose agents they give notice that ; (i) the particulars are set out as a general guidance for intended purchasers or lessees, and do not constitute any part of an offer or contract ; (ii) descriptions, dimensions, reference to condition and necessary permissions for use and occupations and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them ; (iii) no person in the employment of Reith Lambert Ltd has any authority to make or give any representation of warranty whatever in relation to this property ; (iv) unless otherwise stated all prices, rents and premiums etc are quoted exclusive of Value Added Tax (VAT). Any intending purchaser or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. These particulars have been prepared as at November 2019.