

Culverwell

PROPERTY CONSULTANTS

TO LET

RETAIL PREMISES

164 HIGH STREET, PERTH PH1 5UH

LOCATION

Perth is an affluent Scottish market town situated 40 miles north of Edinburgh and 22 miles west of Dundee. Perth benefits from a resident population of over 45,000 people and links directly to the M90 motorway. The pedestrianised section of the High Street forms the primary retail destination within the town.

The premises are situated in a prime location on the south side of the pedestrianised section of the High Street. Nearby occupiers include **Past Times, Gap, Holland & Barratt, Phones 4 U, T-Mobile and Primark.**

DESCRIPTION

The premises comprise a double windowed retail unit arranged over the ground and first floors of a substantial stone built building under a pitched and slated roof.

ACCOMMODATION

The net internal areas are as follows:

Ground Floor	975 sqft	90.58 sqm
First Floor	840 sqft	78.04 sqm

RATING

We are verbally advised by the local Assessors department that the subjects are entered in the Valuation Roll as follows:

Rateable Value	£57,900
Commercial Rate Poundage (exclusive of water and sewerage rates)	£0.414

RENT

Rental offers in excess of £62,500 per annum exclusive are invited.

LEASE TERMS

The premises are available on the basis of a new full repairing and insuring lease for a minimum term of 10 years subject to 5 yearly upward only rent reviews and subject to obtaining vacant possession.



LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction with the ingoing tenant being responsible for stamp duty land tax, registration dues and VAT incurred thereon.

ENTRY

By agreement.

VIEWING AND FURTHER INFORMATION

Strictly by appointment through the joint letting agents:

Culverwell

Contact: Callum Mortimer
Tel: 0131 226 6611
Email: callum@culverwell.co.uk

Hartley Cowley

Contact: Jim Savage
Tel: 0141 331 1467
Email: jim.savage@hartleycowley.co.uk

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Misrepresentation Act 1967: See Important Note Overleaf

