

Culverwell

PROPERTY CONSULTANTS

TO LET

RETAIL PREMISES

176 HIGH STREET, PERTH PH1 5UP

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 and has recently benefited from the arrival of Primark as well as the upsizing of both New Look and Next for large stores.

The premises are situated in a prominent location on the south side of the pedestrianised section of the High Street. Nearby occupiers include **Costa, Specsavers, Laura Ashley, Gap, Holland & Barrett, Boots and Primark.**

DESCRIPTION

The premises comprise a double windowed retail unit arranged over the ground and first floors of a four storey sandstone building under a flat roof. The first floor is currently utilised as sales accommodation.

ACCOMMODATION

The main dimensions and net internal areas are as follows:

Gross Frontage	30 ft 4 ins	9.24 m
Net Frontage	27 ft 0 ins	8.23 m
Ground Floor	2,524 sqft	234.48 sqm
First Floor (Sales)	3,351 sqft	311.31 sqm

RATING

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

Rateable Value	£126,300
Commercial Rate Poundage (exclusive of water and sewerage rates)	£0.414



RENT

Rental offers in the region of £125,000 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 or 15 years subject to 5 yearly upward only rent reviews.

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.

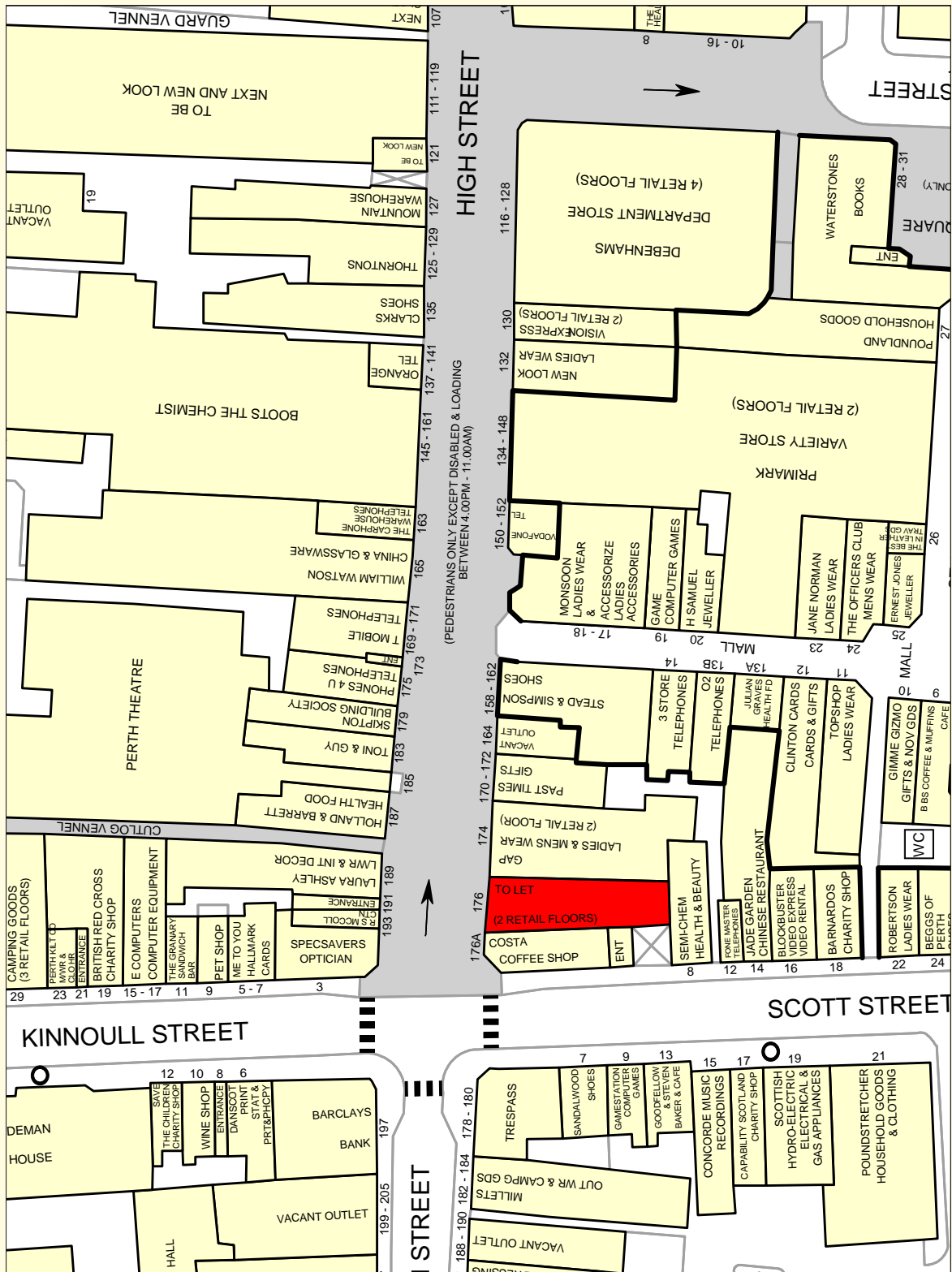
ENTRY

By agreement.

VIEWING AND FURTHER INFORMATION

Strictly by appointment through the sole letting agents:

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



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5 April 2011

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