

Culverwell

PROPERTY CONSULTANTS

TO LET

RETAIL PREMISES

87-89 HIGH STREET, PERTH PH1 5TJ

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 has recently benefitted from the arrival of a large Primark store, as well as both Next and New Look taking a split of the former Woolworths property in the centre of the High Street.

The premises are situated in a prime location on the north side of the pedestrianised section of the High Street. Nearby occupiers include **Next, WH Smith, Marks & Spencer, Fat Face, Superdrug, HSBC and Boots Opticians.**

DESCRIPTION

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

ACCOMMODATION

The main dimensions and net internal areas are as follows:

| | | |
|----------------|-------------|-----------|
| Gross Frontage | 19 ft 8 ins | 5.99 m |
| Net Frontage | 16 ft 7 ins | 5.05 m |
| Ground Floor | 740 sqft | 68.75 sqm |
| First Floor | 622 sqft | 57.78 sqm |
| Second Floor | 521 sqft | 48.40 sqm |

RATING

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

| | |
|---|---------|
| Rateable Value | £50,500 |
| Commercial Rate Poundage (exclusive of water and sewerage rates) | £0.414 |



RENT

Rental offers in excess of £55,000 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 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.

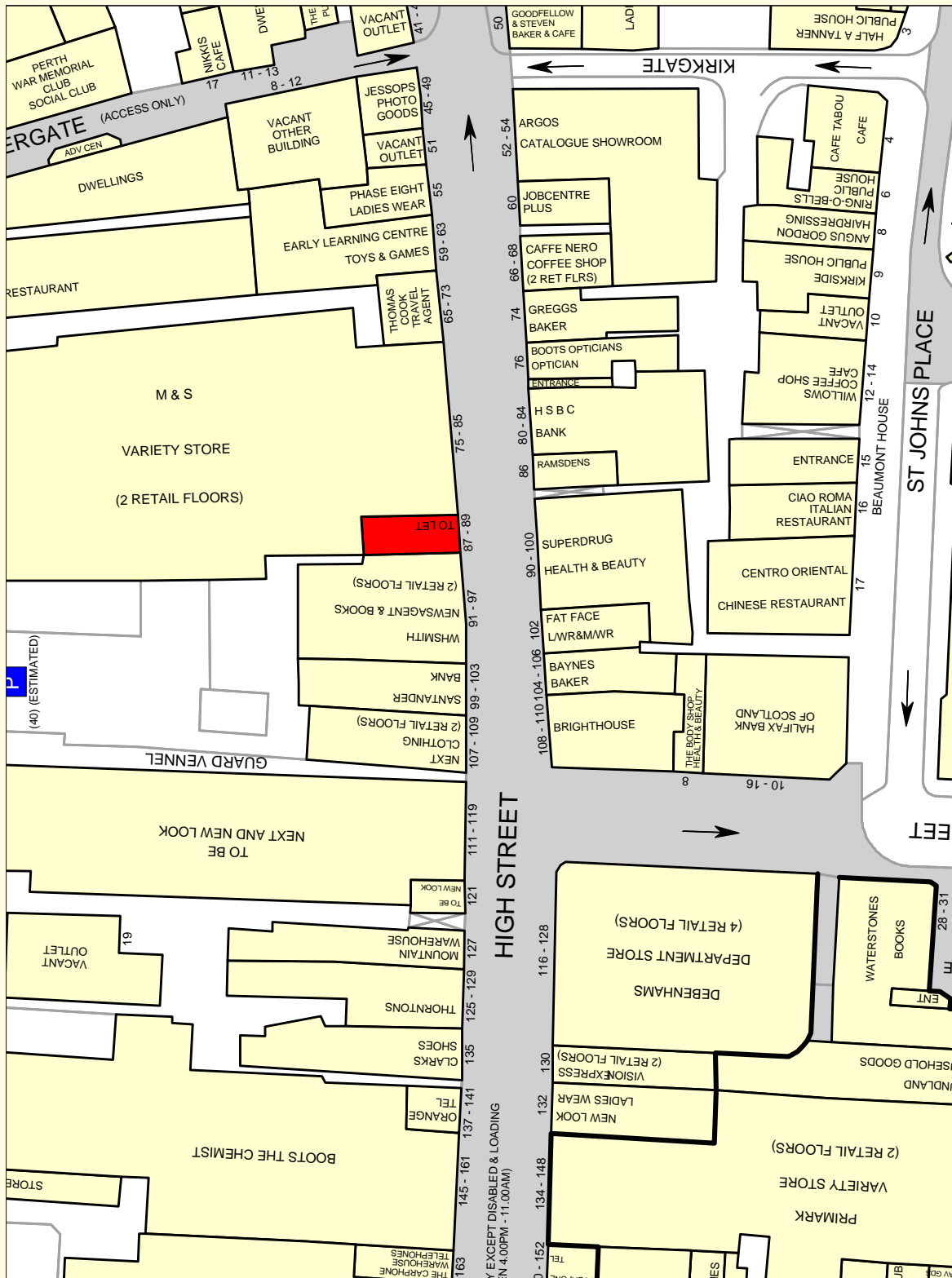
ENTRY

By agreement.

VIEWING AND FURTHER INFORMATION

Strictly by appointment through the sole letting agents:

Contact: James Godfrey / Callum Mortimer
Tel: 0131 226 6611
Email: james@culverwell.co.uk
callum@culverwell.co.uk



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14 April 2011

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