

Culverwell

PROPERTY CONSULTANTS

TO LET

LAST REMAINING RETAIL UNIT

UNIT 2, 10/16 YORK PLACE, PERTH, PH2 8EP

- Highly prominent retail unit
- Adjacent to Perth city centre
- Situated on a main arterial route
- Parking available immediately outside
- Open Class 1 retail consent with potential for alternative uses

LOCATION

The subjects are located approximately 2 miles south west Perth is the principal administrative centre in the Perth and Kinross area and has a resident population of approximately 42,000. The estimated catchment population within 5 miles is in excess of 120,000 people.

Perth is situated approximately 43 miles north of Edinburgh, 24 miles west of Dundee and 63 miles north east of Glasgow at the meeting point of the M90, M85 and A9 road networks.

The property occupies a highly prominent position at the junction of York Place and Caledonia Road situated immediately to the west of Perth city centre. York Place and Caledonia Road are two of the cities main arterial routes forming part of the Perth Inner Ring Road.

DESCRIPTION

The premises comprise a ground floor retail unit within the two storey development with ground floor retail and offices on the upper floors.

The subjects occupy a highly prominent mid terrace position between Lloyds Pharmacy and Perthshire Council.

There is extensive frontage onto York Place with the added benefit of customer car parking immediately in front of the property. There is also rear service access from Kinnoull Causeway.

The premises have been fitted out to a high standard by the previous tenants, Acorn Pets and we estimate the subjects provide the following approximate areas.

Ground Floor Area 4,887 sq ft (454 sq m)

LEASE TERMS

The premises are offered on the basis of a new institutionally acceptable FRI lease incorporating 5 yearly upward only rent reviews.



RATING

We understand that the subjects are entered in the Valuation Roll as follows:

Rateable Value £22,100
Uniform Business Rate 46.1p

RENT

On application.

PLANNING

The subjects benefit from open Class 1 retail consent although have potential for alternative uses including Class 2 Financial / Office or Class 3 Restaurant use.

Further details are available on request.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with this transaction. The ingoing tenant will be responsible for Stamp Duty Land Tax and any VAT incurred thereon.

ENTRY

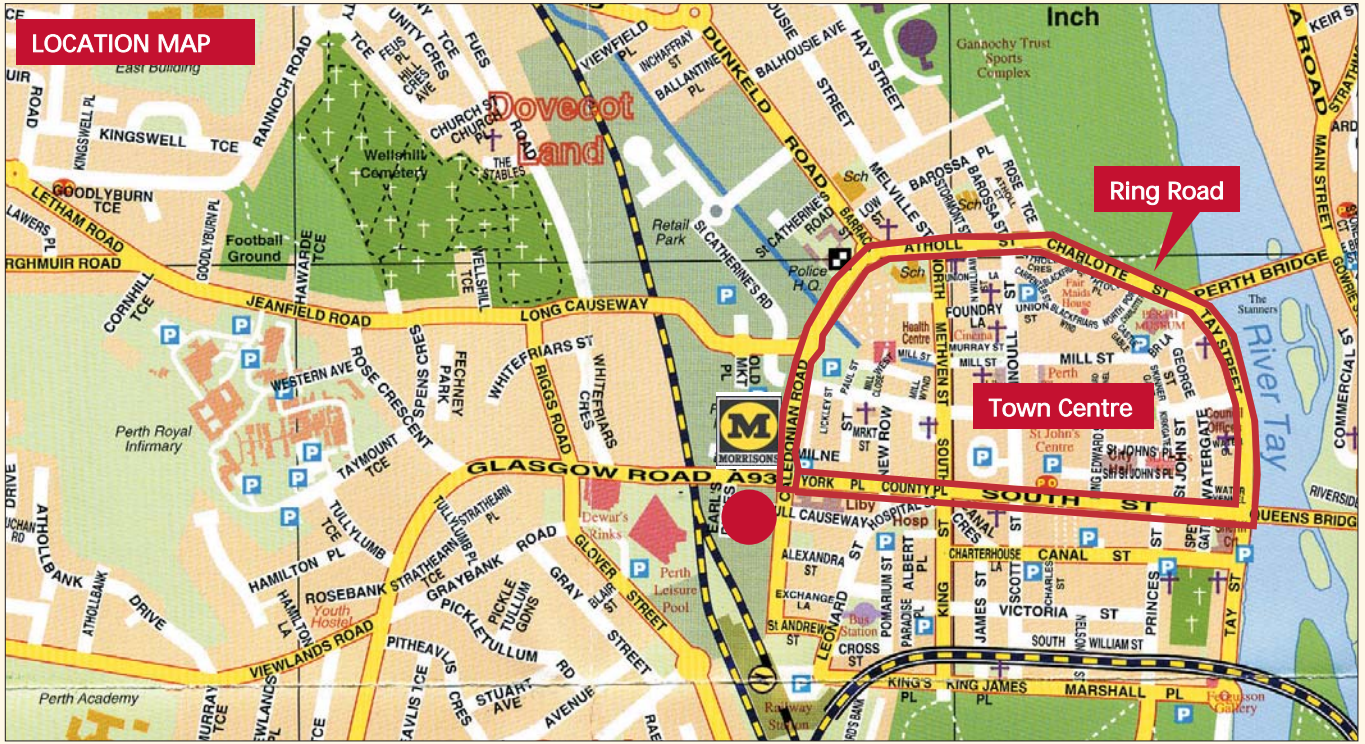
Immediately upon conclusion of legal missives.

VIEWING & FURTHER INFORMATION

Viewing is strictly by appointment

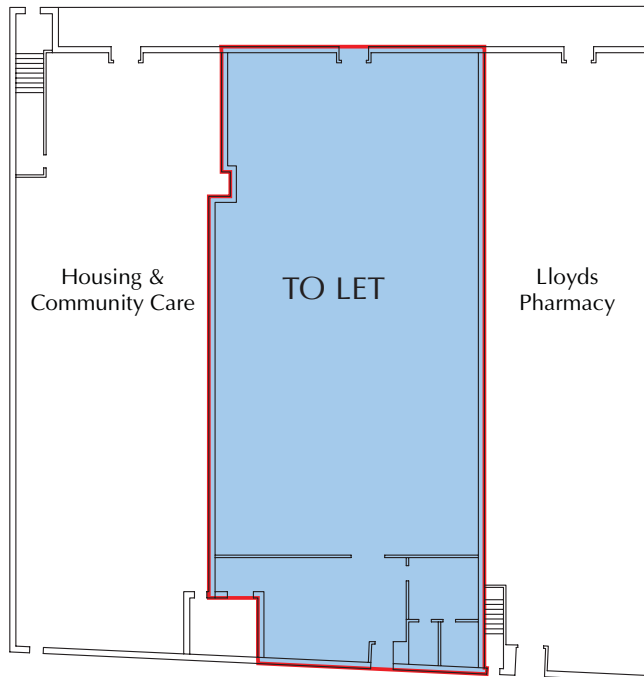
For further information or to arrange to view the premises, please contact John Miller on 0141 248 6611.

john@culverwell.co.uk



FLOOR PLANS

PARKING



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