

TO LET

**PROMINENT RETAIL SHOP
WITH CLASS 3 CONSENT**

**8 KING EDWARD STREET
PERTH PH1 5UT**



Location

Perth lies at the heart of Scotland, some 44 miles north of Edinburgh and 22 miles west of Dundee. With an indigenous population of c. 47,400 and catchment of c.153,000, Perth, already on the tourist trail and the gateway to the Highlands, will see a significant boost with the recent opening of the new Perth Museum.

Located on the west side of King Edward Street the subjects benefit from close proximity to both the pedestrianised High Street and the St. John's Centre.

Accommodation

The shop is formed over ground and basement floors, and we calculate extends to the following areas:.

Gross Frontage:	15' 8"	(4.7m)
Net Frontage:	13' 5"	(4.0m)
Ground Floor:	885 ft ²	(82.2m ²)
Basement:	819 ft ²	(76.0 m ²)

Lease

The shop is available to rent on a new FRI lease with provision for 5 yearly rent reviews at a rent in the region of £13,500 per annum exclusive.

Legal Costs

Each party are responsible for their own costs.

VAT

All terms quoted net of VAT where applicable.

Rates

The property is currently assessed for rating purposes as follows:-

Rateable Value (26/27)	:	£ 14,900
Rates Payable (26/27)	:	£ 7,167

(excluding water and sewerage)

Qualifying occupiers may benefit from discounted rates under the SBBS and more details are available at:

<https://www.mygov.scot/non-domestic-rates-relief/small-business>

Entry

Early entry can be provided subject to vacant possession.

Planning

The subjects benefit from Class 3 consent but may also trade as Class 1A retail. Further details available on request.

Energy Performance Certificate

The current rating is 'A'. A copy of the Certificate is available on request.

Money Laundering Regulations

To comply with Money Laundering Regulations, we are legally required to undertake due diligence on prospective purchasers/tenants which will at a minimum include proof of identity/address and funding. Applicable documentation will therefore be required on agreement of Heads of Terms.

Viewing & Further Information

Appointments to view and further information are available from:-

Whitelaw Baikie Figes
 Contact: Graham Figes
 Tel No: 0141 221 6161
 E-mail: graham@wbf.co.uk



Shepherd Surveyors
 Contact: Jonathan Reid
 Tel No: 07747 770171
 E-mail: j.reid@shepherd.co.uk



LOCATION PLAN



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