

TO LET

**FORMER LBO.
CLASS 1A RETAIL CONSENT**

SHORT LEASE AVAILABLE

**15 SOUTH METHVEN STREET
PERTH PH1 5PE**

Location

Perth, population circa 45,000 persons is situated approximately 22 miles west of Dundee, 43 miles north of Edinburgh and 61 miles north of Glasgow. The City has excellent road and rail connections.

The unit occupies a prominent position on the west side of South Methven Street close to the High Street junction. Traders in the immediate vicinity include Johnsons Cleaners, Salmoni Opticians and Ladbrokes. The Bank Bar and Ego Nightclub are opposite and Playhouse Imax Cinema and the bus station are nearby on Murray Street. Other retailers nearby include Sainsbury and Savers,

Description

The unit comprises a lock-up unit on ground floor within a traditional 3 storey and attic building with residential on upper floor.

Areas & Dimensions

We estimate the unit has the undernoted principal dimensions:

Gross Frontage:	5.05 m	(16' 6")
Net Frontage:	4.24 m	(14' 0")
Internal Width (Sales):	5.06 m	(16' 7")
Sales Depth:	15.68 m	(56' 5")
Net Area:	65.31 m ²	(607 ft ²)

In addition to a staffroom/staff toilet accommodation and two cupboards there is a fully accessible WC cubicle.



Energy Performance Certificate

A copy of the EPC and Recommendation Report will be made available if required.

VAT

VAT will not be charged on the rent.

Rent

Offers in the region of £22,250 per annum.

Lease

The subjects are available on a full repairing and insuring lease subject to upward only rent review.

Rating Assessment

The Scottish Assessors Association website indicates that effective 1st April 2023 the property has an RV of £10,400

Under current guidelines a new occupier may qualify for 100% Small Business Bonus Scheme rates reduction. Applicants are recommended to check with the Local Authority Finance Department.

Legal Costs

Each party will bear their own legal costs in the documentation of this transaction, and in the usual manner, the ingoing tenant will be responsible for any registration fees and, if appropriate, LBTT.

