

To Let / may sell

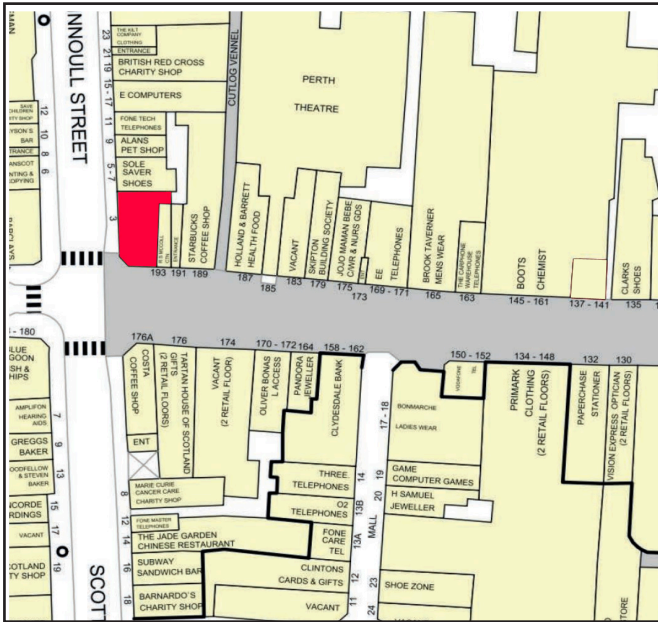
Retail unit



- Highly prominent corner located retail unit with extensive return frontage
- Ground floor 90.48 sq m (974 sq ft) / First Floor 107.30 sq m (1,155 sq ft)
- Rental - Offers over £30,000 per annum exclusive
- Price - Upon application

195 High Street, Perth

Location



The property is located in the city of Perth, which 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 M9, M85 (A85) and A9 roads.

The subjects are located on the north side of High Street, which forms the prime shopping thoroughfare for the city. Nearby occupiers include Oliver Bonas, RS McColl, Starbucks, Holland and Barrett and Costa Coffee.

Description

The subjects comprise of a ground floor and first floor retail unit within a traditional, four storey, blond sandstone, built building under a pitched and slated roof.

Internally, the subjects have been fitted out by the current tenants as an opticians and consist of a ground floor sales area with various consulting rooms located to the rear of the subjects.

An internal stairwell leads to the first floor with offices, stock and staff canteen / kitchen with male and female toilets.

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Accommodation

We estimate that the subjects provide the following approximate net internal floor areas:

Ground floor	90.48 sq m	(974 sq ft)
First floor	107.30 sq m	(1,155 sq ft)
Total	197.78 sq m	(2,129 sq ft)

Rental and lease terms

Offers over £30,000 per annum exclusive are sought on the basis of a full repairing and insuring lease of negotiable length, incorporating regular upwards only rent reviews.

Price

Upon application.

Rateable value

£44,200 NAV/RV.

EPC

Available upon request.

VAT

Prices are quoted exclusive of VAT (if applicable).

Legal costs

Each party to bear their own. The tenants will be responsible for stamp duty, stamp duty land tax and registration dues in the normal manner.

Viewing and further information

For further information or an appointment to view please contact the sole agents:

Name: Paul Hamilton
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 Email: [enquiries@hamiltoncharteredsurveyors.com](mailto:enquiries@hamiltoncharteredurveyors.com)

