

ATTRACTIVE SHOP UNIT

TO LET

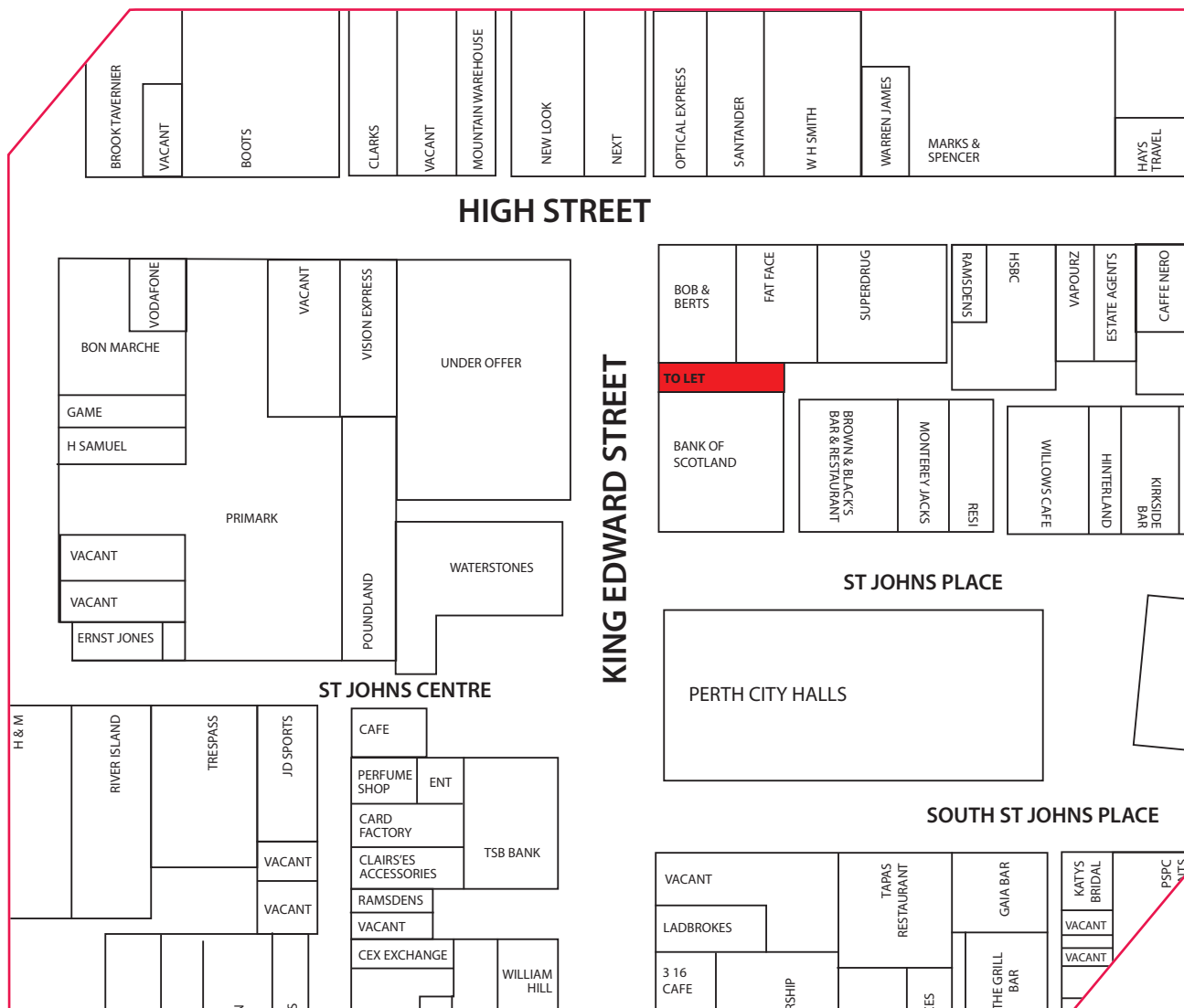
8 KING EDWARD STREET, PERTH



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 premises are situated in a strong retail location in the centre of the city on the east side of King Edward Street and are immediately adjacent to **Bob & Berts** and **Bank of Scotland**. The precise location can be seen from the attached location plan.



DESCRIPTION

The subjects comprise an attractive retail unit planned on ground floor and basement levels.

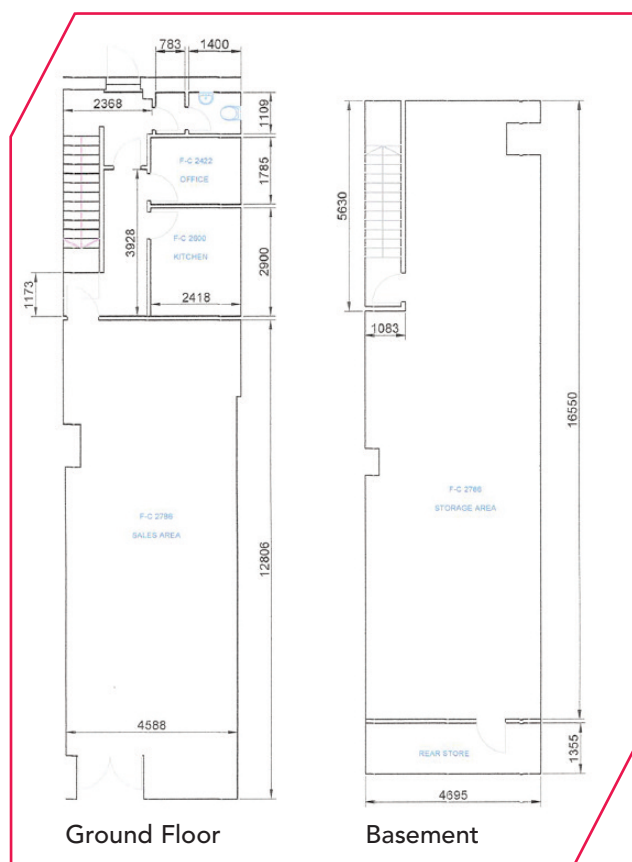
ACCOMMODATION

We calculate the floor areas to be as follows:

Gross Frontage	15'6"	4.76m
Ground Floor	842 sq.ft.	78.25m ²
Basement Area	958 sq.ft.	89.03m ²
Total Net Internal Area	1,800 sq.ft.	167.28m²

LEASE TERMS

The premises are offered to let on full repairing and insuring terms.



RENT

Offers over **£22,000 per annum** exclusive of VAT are invited.

RATEABLE VALUE

We understand the property is entered on the Local Valuation Roll as follows:-

Rateable Value **£16,500**

The current rate poundage is 49.8p.

EPC RATING

The EPC rating of this property is available on request.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction with the incoming tenant being responsible for any Stamp Duty, Land Tax and Registration Dues.

VAT

Please note VAT is chargeable on the rent.

DATE OF ENTRY

Immediate.

VIEWING & FURTHER INFORMATION

Strictly by appointment through the sole agents:

Graeme Brown
Sutherland Brown
205 St. Vincent Street,
Glasgow, G2 5QD
Tel: 0141 221 8242
E-mail: graeme@suthbrown.co.uk