

TO LET

GROUND & BASEMENT FLOOR RETAIL UNIT

37 SCOTT STREET, PERTH, PH1 5EH

- CITY CENTRE LOCATION
- EXTENDS TO 48.87 SQ M (526 SQ FT) ON GROUND FLOOR PLUS 48.42 SQ M (521 SQ FT) IN THE BASEMENT
- **SUITABLE FOR A VARIETY OF USES, HOWEVER, THE PROPERTY DOES NOT HAVE CLASS 3 HOT FOOD CONSENT. PERMISSION EXISTS FOR PREPARATION AND SALE OF COLD FOOD.**
- QUALIFIES FOR 100% SMALL BUSINESS RATES RELIEF

RENT £15,000 PER ANNUM



LOCATION

Perth, being the administrative centre of the Perth and Kinross Council area is a busy City situated approximately 43 miles north of Edinburgh and 22 miles west of Dundee. The City has a resident population of approximately 45,000 people and a wider catchment population of 130,000 people. Perth serves as a popular retail centre for the surrounding area with a good mixture of national, independent and specialist shops. Located on the west side of Scott Street, close to its junction with the High Street.

DESCRIPTION

The subjects comprise a ground floor commercial unit with additional storage accommodation at basement level.

ACCOMMODATION

The property has the following approximate Net Internal Areas:

Ground Floor	48.87 m ²	526 ft ²
Basement	48.42 m ²	521 ft ²
Total	97.29 m ²	1,027 ft ²

EPC

Further details are available on request.

PLANNING

The premises have previously been used for cafe purposes; however, no Planning Permission exists for this purpose, therefore, the property has a Class 1a Use Class. Anyone seeking to use the property for alternative uses from retail or financial, professional or other services should satisfy themselves in terms of planning. Further information is available.

RATES

The Rateable Value is £10,500. In terms of the Small Business Bonus Scheme, the subjects qualify for 100% rates relief.

TERMS

Rental offers in excess of £15,000 per annum are sought.

ENTRY

Immediate by agreement.

VAT

The subjects are not VAT elected so VAT is not payable.

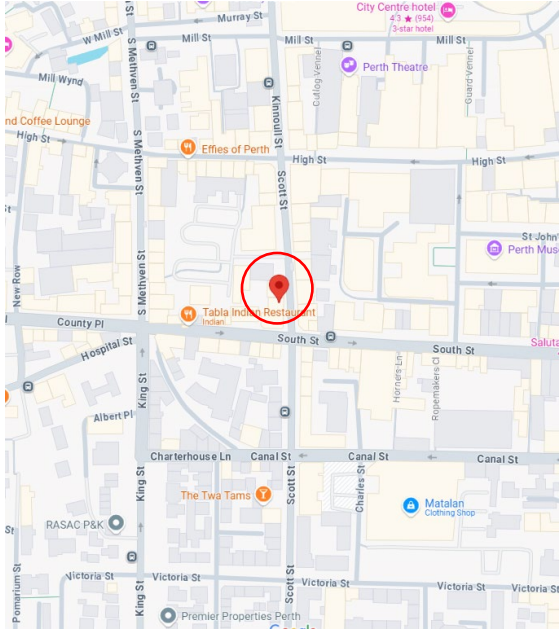
LEGAL COSTS

Each party will be responsible for their own legal costs. Any incoming tenant will be responsible for any LBTT, Registration dues and VAT thereon.

FURTHER INFORMATION

For additional information please contact:

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Burns and Partners, 25 Rutland Square, Edinburgh, EH1 2BW



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