

for sale

breck
SUTHERLAND PROPERTY
CONSULTANTS
0141 229 5494

7 South Street ● Perth

LOCATION

Perth is one of Scotland's most affluent cities and is the administrative centre for Perth & Kinross Council. It is strategically positioned at the heart of Scotland at the hub of the country's transport network.

The city is located about 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 city has a resident population of 50,000 and is rapidly growing. Perth's potential retail catchment population is 1.98 million, with 338,000 living within a 30-minute drive time. The total core catchment expenditure is estimated at £631 million annually.

Perth College UHI constitutes the largest single campus of the University of Highlands & Islands, which offers qualifications all the way up to Masters level.

Perth is a popular tourist destination and tourism accounts for around 12% of total employment in the area. In 2014 the area received approximately 1.9 million visits.

DESCRIPTION

The property is a self-contained ground floor retail unit with basement storage located on the main thoroughfare.

AREAS

The premises have been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and the approximate gross internal areas are outlined in the summary tables.

Floor	Use	Area (sq m)	Area (sq ft)
Ground	Retail	67.8	730
Basement	Storage	33.5	361
TOTAL		101.3	1,091

Please note that upper floor tenements at 7 South Street are not included albeit some rights in common exist.

PLANNING

The existing property has operated as Class 1. It is Category B listed.



VAT

The properties are elected for VAT which will be payable on the purchase price.

PRICE

Offers in the region of £145,000 + VAT will be considered.

EPC

The EPC is E.

LEGAL COSTS

The tenant or purchaser will be responsible for their own legal costs, expenses and stamp duty etc.

VIEWING & FURTHER INFORMATION

All viewings must be arranged through:

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