

TO LET

**HOT FOOD TAKEAWAY
PREMISES**

**DIRECTLY ADJACENT TO A BUSY
CO-OP CONVENIENCE STORE**

100% RATES RELIEF

**GROSS AREA – 58.40 sq.m. (629
sq.ft.)**

RENTAL OF £8,000 PER ANNUM



VIDEO TOUR



WHAT 3 WORDS

UNIT 4, ARGYLL ROAD, NORTH MUIRTON, PERTH, PH1 3BZ

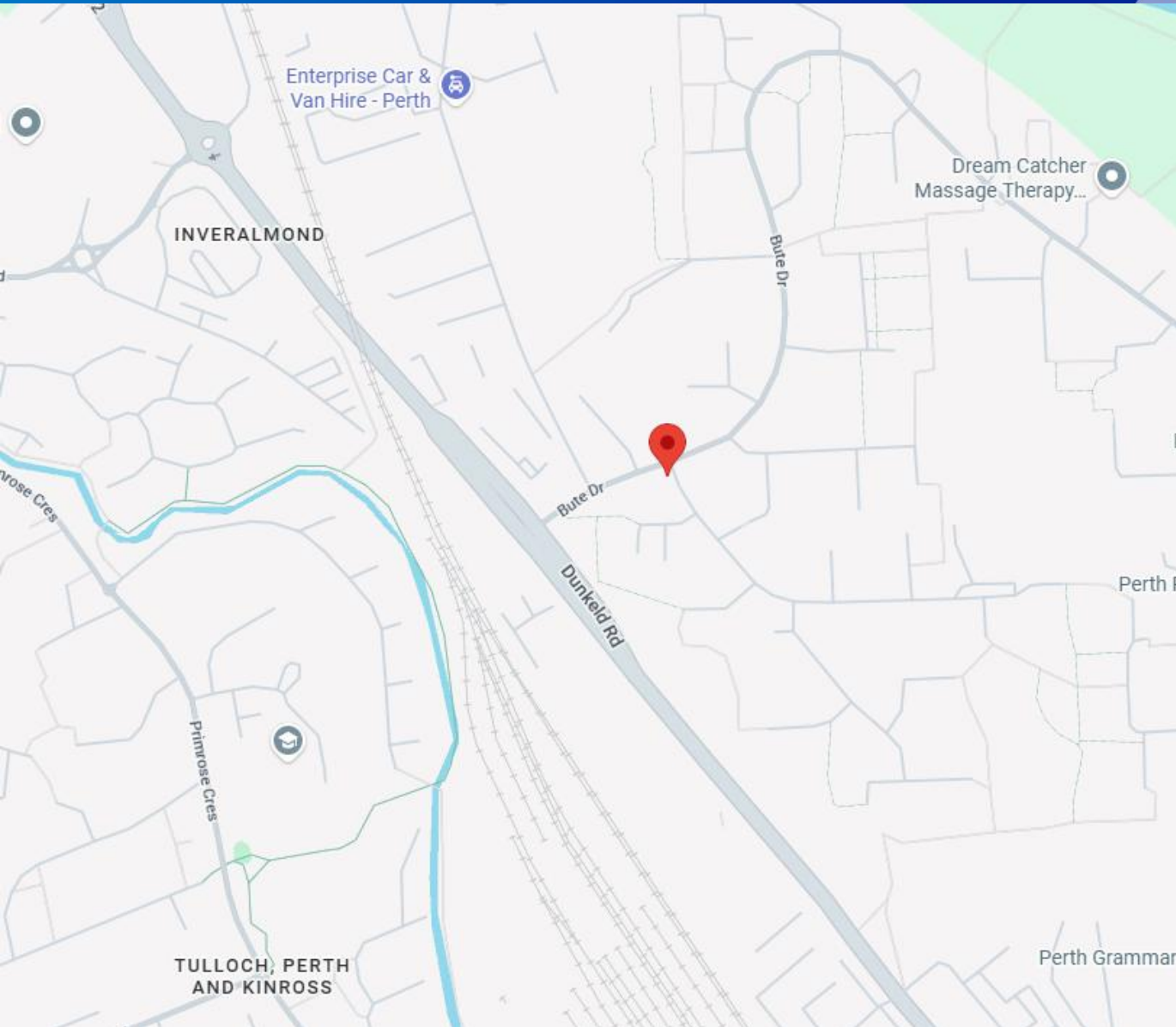
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Location

UNIT 4 ARGYLL ROAD, NORTH MUIRTON, PERTH,
PH1 3BZ



LOCATION

Perth, which has a population of approximately 45,000 persons (Source: Perth & Kinross Council), is the principal area of Perth & Kinross District.

Historically known as the gateway to the Highlands, Perth enjoys close proximity to Scotland's main cities with 90% of the country's population accessible within 90-minute drive time. Dundee lies approximately 22 miles to the east with Edinburgh 43 miles to the south and Glasgow 61 miles to the southwest.

Perth is located at the base of the River Tay in the heart of Scotland with the A9 and A90/M90 giving easy access to Dundee, Edinburgh, Glasgow and the south beyond.

The subjects are located within the North Muirton Housing Estate which is a popular and densely populated residential area. They form part of a neighbourhood retail parade including Co-op and a public house



FIND ON GOOGLE MAPS



Description

UNIT 4, ARGYLL ROAD, NORTH MUIRTON, PERTH,
PH1 3BZ



DESCRIPTION

The subjects comprise a single storey ground floor unit contained within a popular and busy neighbourhood retail parade.

The property benefits from hot food takeaway consent and comprise a regular shaped retail area with preparation, storage and toilet facilities to the rear.

CAR PARKING

Excellent parking and access for delivery vehicles. Externally there is a shared service/delivery yard.

ACCOMMODATION

	m ²	ft ²
GROUND FLOOR	58.4	629
TOTAL	58.4	629

The above floor areas have been calculated on a Gross Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).



RENTAL

The subjects are available to rent at £8,000 per annum.

RATEABLE VALUE

The subjects have been assessed for rating purposes at a Rateable Value of £5,200.

The property therefore qualified for 100% rates relief.

The Unified Business Rate for 2024/2025 is 49.8p exclusive of water and sewerage.

ENERGY PERFORMANCE CERTIFICATE

Awaiting further details.

VAT

Prices are quotes exclusive of VAT.

LEGAL COSTS

Each party to bear their own legal costs in connection with this transaction.



Get in Touch

For further information or viewing arrangements please contact the sole agents:



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ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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