



Retail Unit, 133 South Street, Perth, PH2 8PA

To Let

### Retail Unit 159.33 sq m (1,715 sq ft)

- Busy Central Location, Close to St Johns Shopping Centre
- Well fitted out unit with ceiling mounted air-con units
- May be suitable for variety of uses (retail, office, takeaway – subject to planning)
- £16,000 per annum annual

### Location

The property is located on South Street being one of the main shopping streets in Perth City Centre. The premises are located close to one of the main entrances to St John Shopping Centre near the junction with Scott Street. Nearby retailers include Sally Beauty, Tesco, Baynes, Greggs and various independent traders.

### Description

The subjects comprise a ground and first floor retail unit. The ground floor extends to approximately 1,076 sq ft with a further 639 sq ft on the first floor.

The ground floor provides a well-presented retail area benefitting from a good fit-out with mix of retail space and staff room, kitchen, office and WC towards the rear of the ground floor.

### Accommodation

We have measured the property to have a net internal area of 159.33 sq m (1,715 sq ft) over ground and first floors.

### Terms

Our client is seeking a rental of £16,000 per annum on FRI lease terms for a negotiable period.

### VAT

All prices are quoted exclusive of VAT.

### Business Rates

The subject property has a Rateable Value of £17,800 effective 1 April 2023.

### Energy Performance Certificate

Available on request.

### Legal Costs

Each party will be liable for their own legal costs incurred.

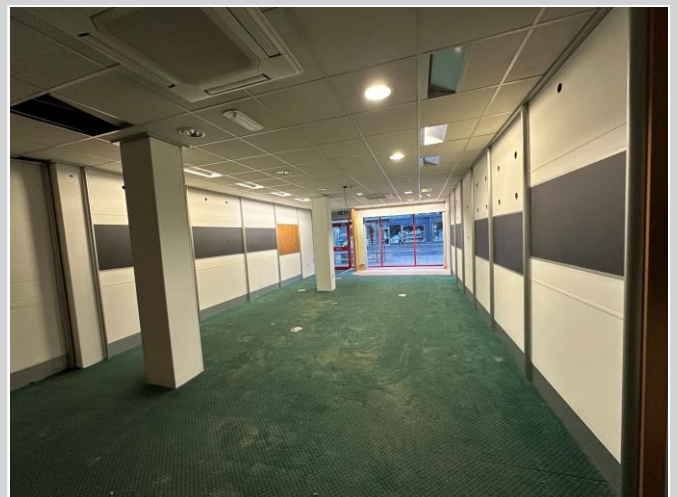
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