



FALCONER

PROPERTY CONSULTANTS

**266 HIGH STREET,
PERTH,
PH1 5QJ**

TO LET

- LEASE FROM £10,000 PER ANNUM
- 415 FT²
- FULLY FITTED HOT FOOD TAKEAWAY
- BUSY CITY CENTRE LOCATION
- PROMINENT FRONTAGE
- GOOD LEVELS OF PARKING
- QUALIFIES FOR 100% RATES RELIEF
SUBJECT TO QUALIFICATION

LOCATION

Perth is a city in central Scotland, located on the banks of the River Tay. It is the administrative centre of Perth and Kinross council area and the historic county of Perthshire. According to the preliminary 2011 census results Perth, including its immediate suburbs, has a population in the region of 50,000.

The strength of Perth's economy lies in its diversity, with a balance of large companies, the public sector, a broad range of small and medium-sized enterprises and many self-employed business people. The development in renewable energy, insurance, manufacturing, leisure, health and transport is stimulating employment.

From a local context the property is situated on the southern side of the High Street near to its junction with New Row.

DESCRIPTION

The subjects comprise a ground floor mid terraced retail unit within a three storey building of stone construction surmounted by a pitched and slated roof.

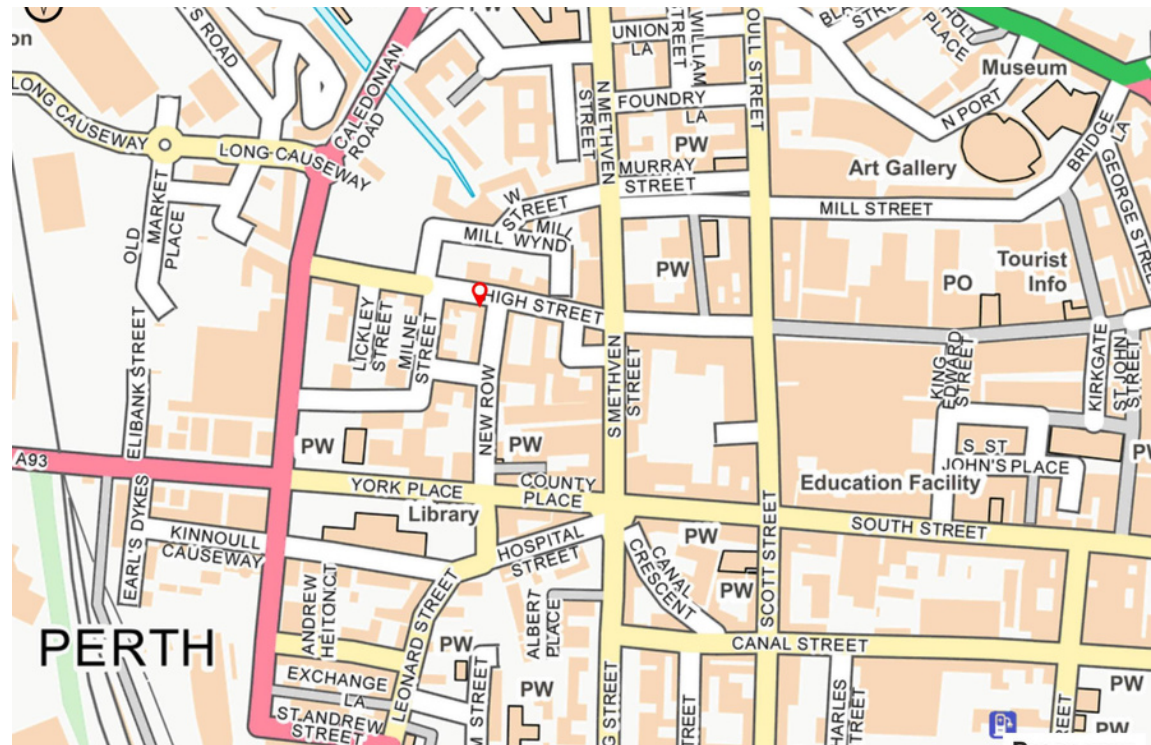
Internally the accommodation provides a front takeaway area, rear food preparation area and w.c.

The shop is fully fitted out, the floors and walls are overlaid in ceramic tile. The fixtures and fittings include range, stainless steel worktops, stainless steel extraction system, fridges and freezers.

FLOOR AREAS

From sizes taken during our inspection we calculate the subject property, measured in accordance with the RICS Code of Measurement Practice (second edition, January 2018) to extend to the following approximate gross internal area (GIA):

38.55m²/415ft²



PLANNING

All queries in relation to redevelopment/ reconfiguration of the subjects should be addressed to Perth and Kinross Council Planning Department.

RATING

Rateable value £6,000.

PROPOSAL

Lease from £10,000 per annum for a new FRI lease.

EPC

A copy of the EPC will be available upon request.

CLOSING DATE

A closing date may be set and all interested parties should make a note of interest at the offices of the Sole Agent. We reserve the right to sell or let the property without setting a closing date and we are not obliged to accept the highest or indeed any offer for the sale or lease of the property.

VAT

All prices, premiums and rents quoted are exclusive of VAT.



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VIEWINGS AND FURTHER INFORMATION

Strictly by appointment through the Sole Agent:

SANDY FALCONER

BSc (Hons) MSc MRICS



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DISCLAIMER

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