



**FALCONER**  
PROPERTY CONSULTANTS

# TO LET

289 - 291 High Street, Perth,  
PH1 5QN

## RETAIL UNIT

- LEASE FROM £6,000 PER ANNUM (FOR SMALLER UNIT)
- 1,524 FT<sup>2</sup>
- AVAILABLE IN WHOLE OR PART
- BUSY CITY CENTRE LOCATION
- PROMINENT FRONTAGE
- GOOD LEVELS OF PARKING

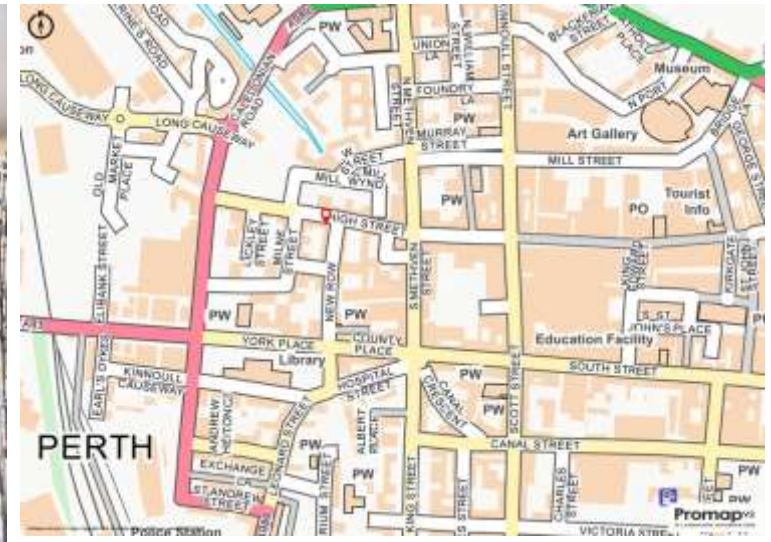


## LOCATION

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 northern side of the High Street between its junction with Mill Wynd and New Row.



## DESCRIPTION

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

291 provides a front retail area, rear sales area, kitchen, w.c and small store.

289 provides a front retail area, w.c and rear storage area.

The units have an interlinking door allowing them to be leased as one whole unit or two individual units.

## PLANNING

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

## 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 net internal area (NIA):

289: 52.25m<sup>2</sup>/562ft<sup>2</sup>

291: 89.33m<sup>2</sup>/962ft<sup>2</sup>

Total: 141.58m<sup>2</sup>/1,524ft<sup>2</sup>

## PROPOSAL

Offers of £15,000 per annum are invited for a new Lease of the whole unit alternatively they can be leased separately from £6,000 per annum for the smallest unit.

## EPC

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## 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 let the property without setting a closing date and we are not obliged to accept the highest or indeed any offer for the sale of the property.

## RATING

Rateable value: £16,300.

The property will require to be reassessed on subdivision however will benefit from being under the rateable threshold.

## VAT

VAT will be payable on all costs



## VIEWING AND FURTHER INFORMATION

Strictly by appointment through the Sole Agent:

Sandy Falconer BSc (Hons) MSc MRICS

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