

FALCONER PROPERTY CONSULTANTS

66 SOUTH METHVEN STREET PERTH **PH1 5NX**

FOR SALE / MAY LET

- OFFERS OVER £85,000
- LEASE FROM £9,500 PER ANNUM
- 1,055 FT²

PARKING

- HIGH LEVELS OF FOOTFALL

- GOOD LEVELS OF NEARBY



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.

Perth's city centre is situated to the west of the banks of the River Tay. The pedestrianised portion of the High Street, which runs from the junction of St John Street to Scott Street, is the main focus of the shopping area. The centre has a variety of major and independent retailers.

The subjects are located on the eastern side of South Methven Street near to its junction with South Street.

DESCRIPTION

The subjects comprise a ground floor mid-terraced retail unit contained within a 3 storey building.

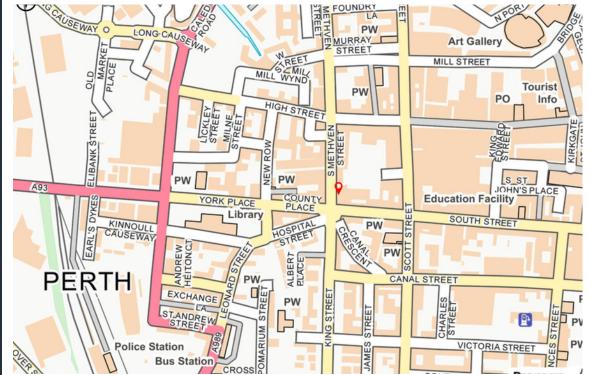
Internally the property has most recently been utilised as a hair dressing salon and comprises of a front retail space with a separate beauty room, kitchen and W.C to the rear.

PROPOSAL

Offers over £85,000 are invited for the Heritable interest.

Lease from £9,500 per annum.







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):

98m²/1,055ft²

PLANNING

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

RATING

Rateable value £8,400.

E P C G.

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.









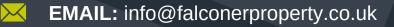
VIEWINGS AND FURTHER INFORMATION

Strictly by appointment through the Sole Agent:

SANDY FALCONER BSc (Hons) MSc MRICS

STIRLING: 01786 234 000

PERTH: 01738 230 200



www.falconerproperty.co.uk

DISCLAIMER

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