



22 George Street, Perth, PH1 5JR

Open plan first floor office, contained within a traditionally constructed building.

- N.I.A 460 sqft
- Additional store 98 sqft (42.74 sqm)
- Mixture of national and local operators near by
- Flexible lease terms available
- May qualify for 100% rates relief



LOCATION

The city of Perth has a resident population of approximately 46,000 persons, with the population of the surrounding catchment area estimated to be in the region of 130,000.

Perth is situated approximately 20 miles west of Dundee, 40 miles north of Edinburgh and 60 miles north east of Glasgow.

More precisely, the subjects are on the west side of George Street, a popular mixed commercial area.

The approximate location is shown by the OS plan.

DESCRIPTION

The subjects comprise an open plan first floor office, contained within a traditionally constructed Grade B Listed Georgian building.

Access to the subjects is gained from George Street, through a common entrance.

The subjects comprise one large office, entrance lobby and WC as well as further storage space located in the common close.

Neighbouring operators are mainly Estate Agents and local retailers.

ACCOMMODATION

We have measured the subjects in accordance with the RICS Code of Measuring Practice (6th edition), and calculate the following Gross Internal area to be as follows;

| | |
|---------------|-----------------|
| Office | 400 sqft |
| Entrance Hall | 60 sqft |
| W/C | 27 sqft |
| Store | 98 sqft |
| TOTAL | 585 sqft |

TERMS

The subjects are offered To Let at offers in the region of £6,500 per annum.

Flexible lease terms are available.



Incentives may be available depending on tenant covenant and lease terms agreed.

Further information is available from the Sole Letting Agents.

RATEABLE VALUE

The subjects are entered in the Valuation Roll at a Rateable Value of £3,800.

The unified Business Rate 2016/2017 is 46.6p, excluding water and sewage rates.

The subjects may qualify for Small Business Rates Relief and any interested party should make their own inquiries in this regard.

VAT

For the avoidance of doubt, all figures quoted are exclusive of VAT unless otherwise stated.

Any prospective tenant should satisfy themselves independently as to the incidence of VAT involved in any transaction.

FURTHER INFORMATION AND VIEWING

Further information and viewing arrangements are available by contacting the Sole Letting Agents, Messrs Graham + Sibbald

To arrange a viewing contact:



Garth Davison

Associate

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IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
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6. Date of Publication: January 2018