# FOR SALE/TO LET

CAFÉ/RETAIL PREMISES

CURRENTLY FITTED OUT AS A CAFÉ TAKEAWAY

PREMISES HOLDS HOT FOOD LICENCE

**PROMINENT LOCATION** 

MAY PROVIDE ALTERNATIVE USE

NIA - 77.27 SQM (831 SQFT)

OFFERS OVER £85,000 AVAILABLE TO LET AT £9,500



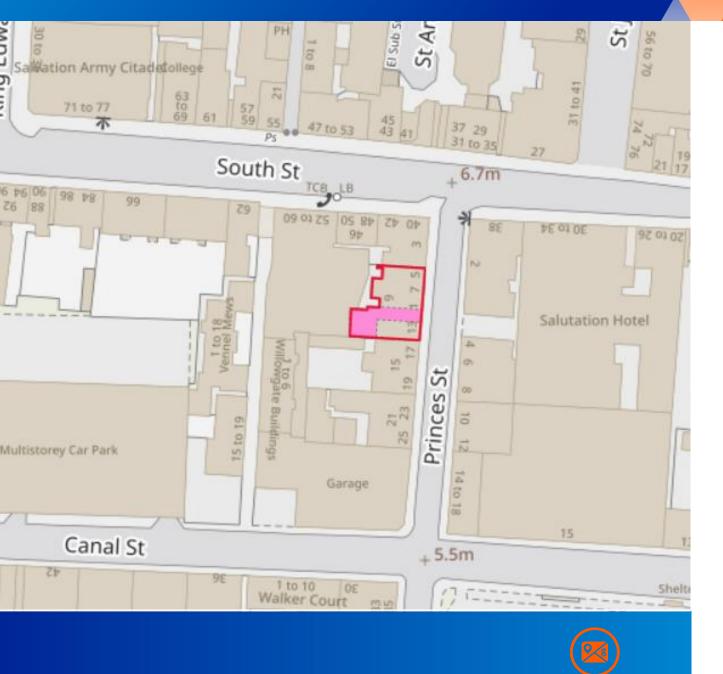


# **11 PRINCES STREET, PERTH, PH2 8NG**

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### LOCATION

Perth, which has a population of approximately 45,000 persons (Source: Perth & Kinross Council), is the principal area of Perth & Kinross District and has recently been awarded City status. Historically known as the gateway to the Highlands, Perth enjoys close proximity to Scotland's main cities with 90% of the country's population accessible within 90-minute drive time. Dundee lies approximately 22 miles to the east with Edinburgh 43 miles to the south and Glasgow 61 miles to the southwest.

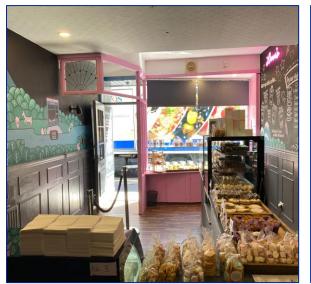
Perth is located at the base of the River Tay in the heart of Scotland with the A9 and A90/M90 giving easy access to Dundee, Edinburgh, Glasgow and the south beyond.

The subject is situated within the main busy thoroughfare of Princes Street, adjacent to both South Street and Canal Street.

FIND ON GOOGLE MAPS













#### DESCRIPTION

The subject compromise of a retail unit within a traditional stone-built mid terrace building. Providing a prominent street-level shopfront.

On the ground floor the property is currently operated as a café/takeaway. The subject has a fully-fitted commercial kitchen, proving ideal for hospitality use.

On the first floor the subject provides small storage/office space and toilets.

#### ACCOMMODATION

	m²	ft²
<b>Ground Floor -</b> Coffee Shop and Kitchen Area	67.27	724
First Floor –		
Storage/Office space,	10.0	107
Ladies and Gents Toilets		
TOTAL	77.27	831

The above floor areas have been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).



#### RENTAL

Available to let at £9,500 per annum.

#### PRICE

Our client is inviting offers over £85,000 for their heritable interest.

#### **RATEABLE VALUE**

The subjects have been assessed for rating purposes and are entered into the Valuation Roll at:

#### £6,500

The Unified Business Rate for 2025/2026 is 49.8p for properties with a Rateable Value up to £51,000.

The subject therefore qualifies for 100% rates relief.

#### **ENERGY PERFORMANCE CERTIFICATE**

Available upon request.

#### VAT

Prices are quoted exclusive of VAT.

#### **LEGAL COSTS**

Each party to bear their own legal costs in connection with this transaction.

## **Get in Touch**

For further information or viewing arrangements please contact the sole agents:



Oliver Farquharson

Oliver.farquharson@shepherd.co.uk

#### **Shepherd Chartered Surveyors**

2 Whitefriars Crescent, Perth, PH2 0PA t: insert number 01738 638188

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#### ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. PUBLICATION DATE INSERT DATE