

FOR SALE

GROUND FLOOR CLASS 1A UNIT

**GRAHAM
SIBBALD**



**6 South St. John's Place
Perth, PH1 5SU**

- GROUND FLOOR CLASS 1A UNIT
- CITY CENTRE LOCATION
- ADJACENT TO RECENTLY OPENED PERTH MUSEUM
- MIXED COMMERCIAL USE AREA
- 209.55 sq.m (2,255 sq.ft)
- OFFERS IN THE REGION OF £110,000



To arrange a viewing please contact:



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LOCATION

Perth is located in the heart of central Scotland suited on the banks of the River Tay. 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 lying at the hub of Central Scotland's road network.

More precisely, the subjects are positioned on South St. John's Place between its junctions with King Edward Street and St. John's Street and a short walk from the St. John's shopping centre. Immediate and close by operators are a mixture of retail, café and licensed traders, as well as the newly opened Perth Museum.

The approximate location is shown by the plan.

DESCRIPTION

The subjects comprise a ground floor commercial unit contained within a traditionally constructed end terraced building.

The property is of stone and slate construction benefitting from 2 x display windows directly onto South St. John's Place.

Access to the subjects is directly off South St. John's Place and via a pedestrian entrance door. Internally accommodation is largely open plan in nature comprising a shop front/retail area with rear staff and WC facilities.

The property may be suitable for a variety of uses (subject to the required consents).

ACCOMMODATION

We have measured the site in accordance with the RICS Property Measurement (2nd Edition), which incorporates the RICS Code of Measuring Practice (6th Edition), to arrive at the following net internal floor area:

Floor Description	Sq.m	Sq.ft.
Ground/Retail	209.54	2,259 sq.ft

RATEABLE VALUE

The Rateable Value of the subjects is as follows;

Floor	Address	Description	Rateable Value
Ground	6 South St. John's Place	Shop	£18,300

The unified business rate for the year 2024/2025 is 49.8p exclusive of water and sewerage rates.

EPC

The property has an EPC rating of F.

Available from the Sole Selling Agents.

PRICE

Offers in the region of £110,000 are invited for the Heritable Title.

LEGAL COSTS + VAT

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

The property has been elected for VAT and therefore VAT is applicable to the purchase price.

VIEWING + OFFICE ADDRESS

Viewing is through the Sole Selling Agents.

ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude

IMPORTANT NOTICE

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6. Date of Publication: JULY 2024