

# FOR SALE

## Retail Investment

Prominent retail premises  
within centre of Perth.

Let to Craigdon Mountain  
Sports (Perth) Limited until  
31<sup>st</sup> December 2029 at £23,000  
p.a. rising to £26,000 p.a.

Asking Price - £250,000

Net Initial Yield – 9% rising  
to 10.18%



VIDEO TOUR



WHAT 3 WORDS

**32-34 SCOTT STREET, PERTH, PH1 5EH**

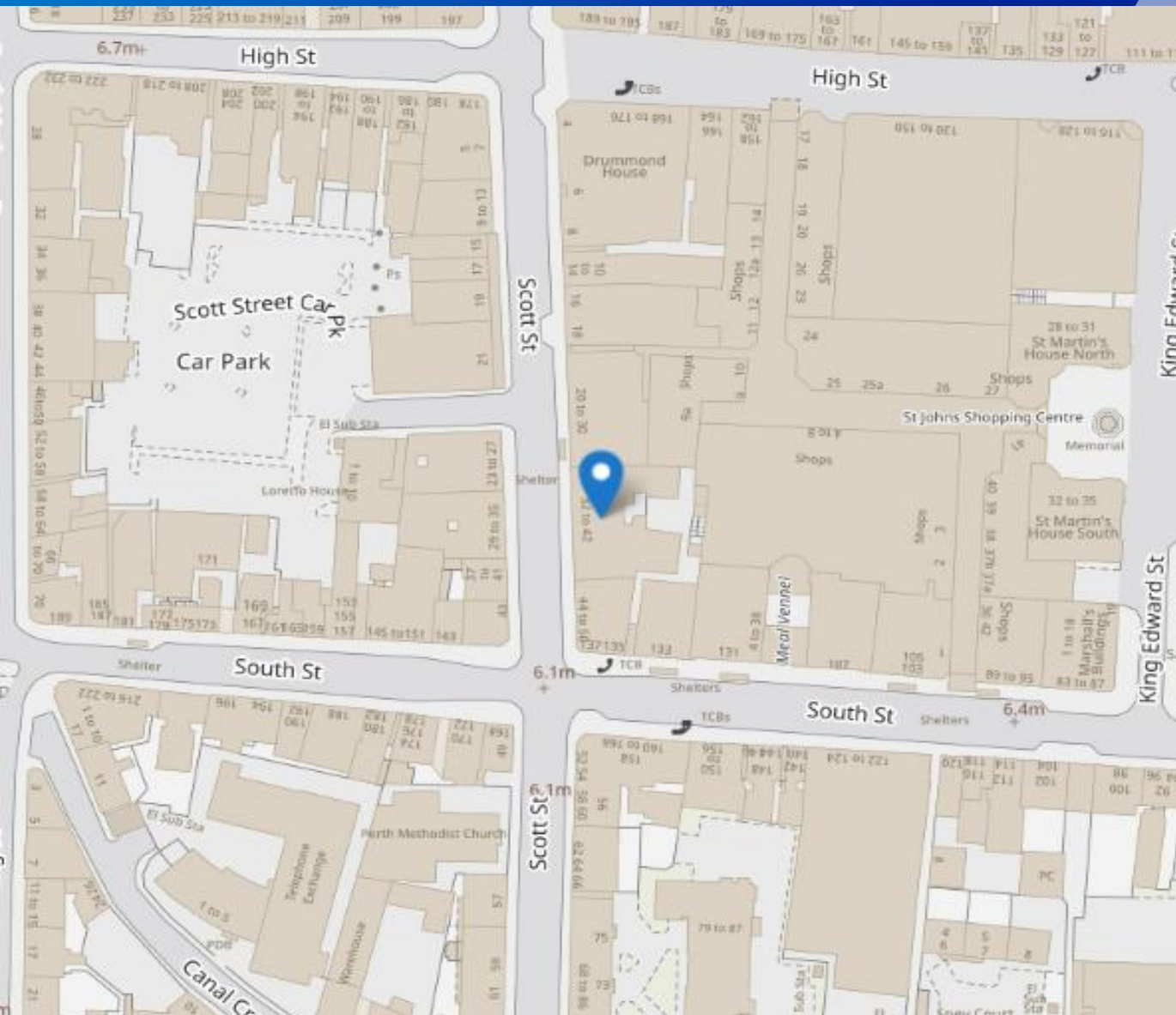
CONTACT: Jonathan Reid [j.reid@shepherd.co.uk](mailto:j.reid@shepherd.co.uk) | 01738 638188 | [shepherd.co.uk](http://shepherd.co.uk)





# Location

32-34 SCOTT STREET, PERTH



## 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.

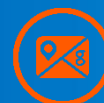
Historically known as the gateway to the Highlands, Perth enjoys close proximity to Scotland's main cities with 90% of the country's population accessible within 90 minutes drive time. Dundee lies approximately 35 km (22 miles) to the east with Edinburgh 69 km (43 miles) to the south and Glasgow 98 km (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 subjects are located on the east side of Scott Street between the junctions with South Street and the pedestrianised High Street within the centre of Perth.

This is a busy and prominent retail location with good levels of passing pedestrian vehicular trade.

## Description

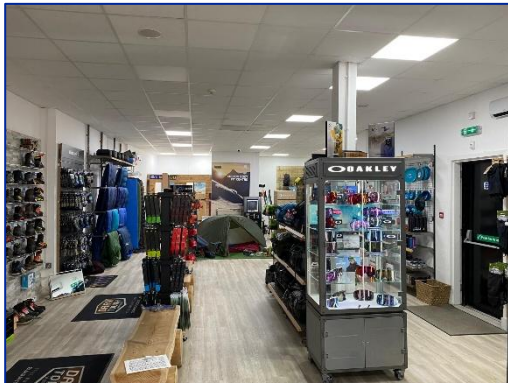


FIND ON GOOGLE MAPS



# Description

32-34 SCOTT STREET, PERTH



## DESCRIPTION

The subjects comprise a ground floor and basement retail unit contained within a traditional three storey and attic tenement of stone construction.

The property benefits from a full-length glazed frontage and internally comprises a good quality open plan retail area.

There is additional basement accommodation for storage and staff areas.

## Accommodation

| Description  | m <sup>2</sup> | ft <sup>2</sup> |
|--------------|----------------|-----------------|
| Ground Floor | 214            | 2,303           |
| Basement     | 95.50          | 1,029           |
| <b>TOTAL</b> | <b>309.50</b>  | <b>3,332</b>    |

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).



## Tenancy Details

The property is let to Craigdon Mountain Sports (Perth) Limited on a full repairing and insuring lease until 31<sup>st</sup> December 2029.

The annual rent is £23,000 per annum with fixed annual uplifts of £1,000 on 1<sup>st</sup> January every year.

## Terms

Our client is seeking offers in the region of £250,000 for their heritable interest subject to the existing lease agreement. A purchase of this level reflects a net initial yield of 9% rising to 10.18% in the final year.

## Rateable Value

£27,000

## Energy Performance Certificate

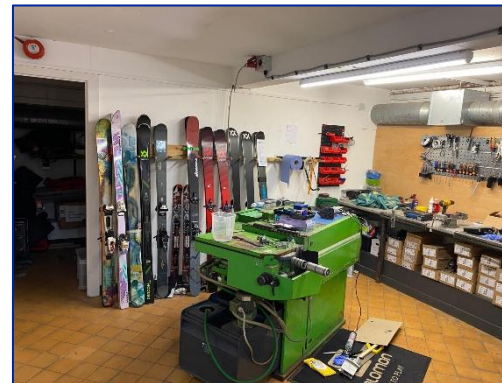
Awaiting further details.

## VAT

All figures are quoted exclusive of VAT.

## Legal Costs

Each party will to bear their own legal costs in connection with the selling/letting of the property.



## Get in Touch

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



**Jonathan Reid**

[j.reid@shepherd.co.uk](mailto:j.reid@shepherd.co.uk)

## Shepherd Chartered Surveyors

2 Whitefriars Crescent, Perth, PH1 0PA

t: 01738 638188



## 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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