



28 York Place
Perth, PH2 8EH

- 2 Storey traditional office + parking
- Established business location
- Close to Perth train station
- Passing Rent: £10,500
- NIA 79.8 sq.m (860 sq.ft)
- Offers in the region of £150,000

LOCATION

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

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

More precisely the subjects are situated on the south side of York Place, one of the main traffic thoroughfares leading into Perth city centre.

Surrounding properties are mixed commercial in their nature.

The approximate location is shown by the OS plan.

DESCRIPTION

The subjects comprise a 2 storey office building with 3 x car parking spaces. The subjects are of traditional stone and slate construction.

Internally the property is laid out over ground and first floor level, cellular in nature. Accommodation is as follows;

Ground Floor — Entrance Hall, Office, Kitchen and WC.

First Floor — 2 x offices, Boardroom and WC.

ACCOMMODATION

We have measured the property 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 areas:

Ground Floor	38.5 sq.m	(415 sq.ft)
First Floor	41.3 sq.m	(445 sq.ft)



LEASE TERMS

The subjects are currently let out at a passing rent of £10,500 per annum, ex VAT.

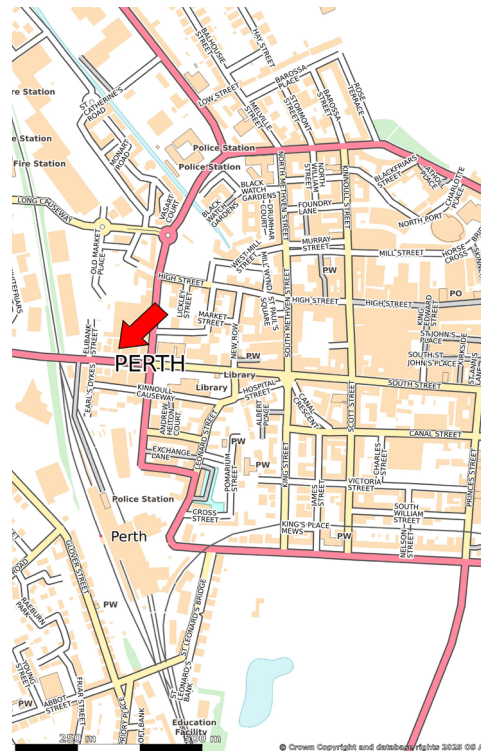
Lease documentation can be made available to all genuinely interested parties.

RATEABLE VALUE

The subjects have 2 entries in the valuation role.

The subjects have a rateable value of £8,000 (Ground Floor and First Floor, part) and £1,250 (First Floor, part).

The subjects may qualify for 100% rates relief. Interested parties should make their own enquiries in this regard.



EPC

Available on request.

PRICE

The subjects are available For Sale, subject to the lease agreement in place at offers in the region of £150,000.

LEGAL COSTS + VAT

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

For the avoidance of doubt all figures quoted are exclusive of VAT.

VIEWING AND OFFICE ADDRESS

Viewing is through the sole selling agents.

To arrange a viewing please contact:



Garth Davison

Director

07809 490 581

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07803 896 947

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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.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
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6. Date of Publication: June 2025