High Quality Ground Floor Office| For Sale | £180,000

28 Market Street, Perth, PH1 5QH

Approx. 186.52 sq m (2,007 sq ft)

SMART &CO.
surveyors & property consultants


Fire door
Keep shut

186.52 sq m (2,007 sq ft)

Property Highlights

- Refurbished modern office.
- Underfloor heating.
- Ground floor accommodation with disabled access and disabled toilet facilities.
- Modern kitchen and toilets area.
- Conveniently located nearby amenities such as Thimblerow Car Park, Perth High Street and St Catherine's Retails Park.
- Ideal SIPP purchase/investment.
- Offers over £180,000.

Location

Located on the edge of Perth City Centre on the corner of Market Street and Milne Street a short distance from Perth High Street and Thimblerow Car Park with 207 public car spaces available.

Perth was awarded City Status in 2012 and is one of the fastest growing cities in Scotland. The immediately surrounding area is mixed uses including retail, supermarket, public car parking and residential.

Description

The property comprises an office that has been significantly upgraded and modernised over the past 10 years.

Internally the property comprises a mix of cellular offices with modern toilets & kitchen. There are three entrances into the property from both Market Street and Milne Street. It may be possible to sub-divide the property.

Heating is a mix of electric underfloor combined with localised electric heaters. Lighting is predominately ceiling mounted fluorescent fittings. The walls are all freshly painted and carpets in good condition. Windows are predominately double glazed.

Accommodation

We have measured the accommodation to have a Net Internal Area of approximately 186.52 sq m (2,007 sq ft) all over ground floor.

Sale Terms

Our client is seeking offers in excess of £180,000 exclusive of vat (if payable) for their heritable interest.

Business Rates

The Office has a Rateable Value of £16,100 effective from 1 April 2023.

Energy Performance Certificate

Available on request.

Legal Costs

Each party will be responsible for their own legal costs. The incoming tenant will be responsible for any LBTT and registration dues if applicable.

Money Laundering

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires us to conduct due diligence on any purchasers /occupiers along with our clients. After an offer has been accepted, the prospective party will need to provide proof of identity and residence along with proof of funds for the purchase. This will be the minimum required before the transaction can proceed.

All Enquiries

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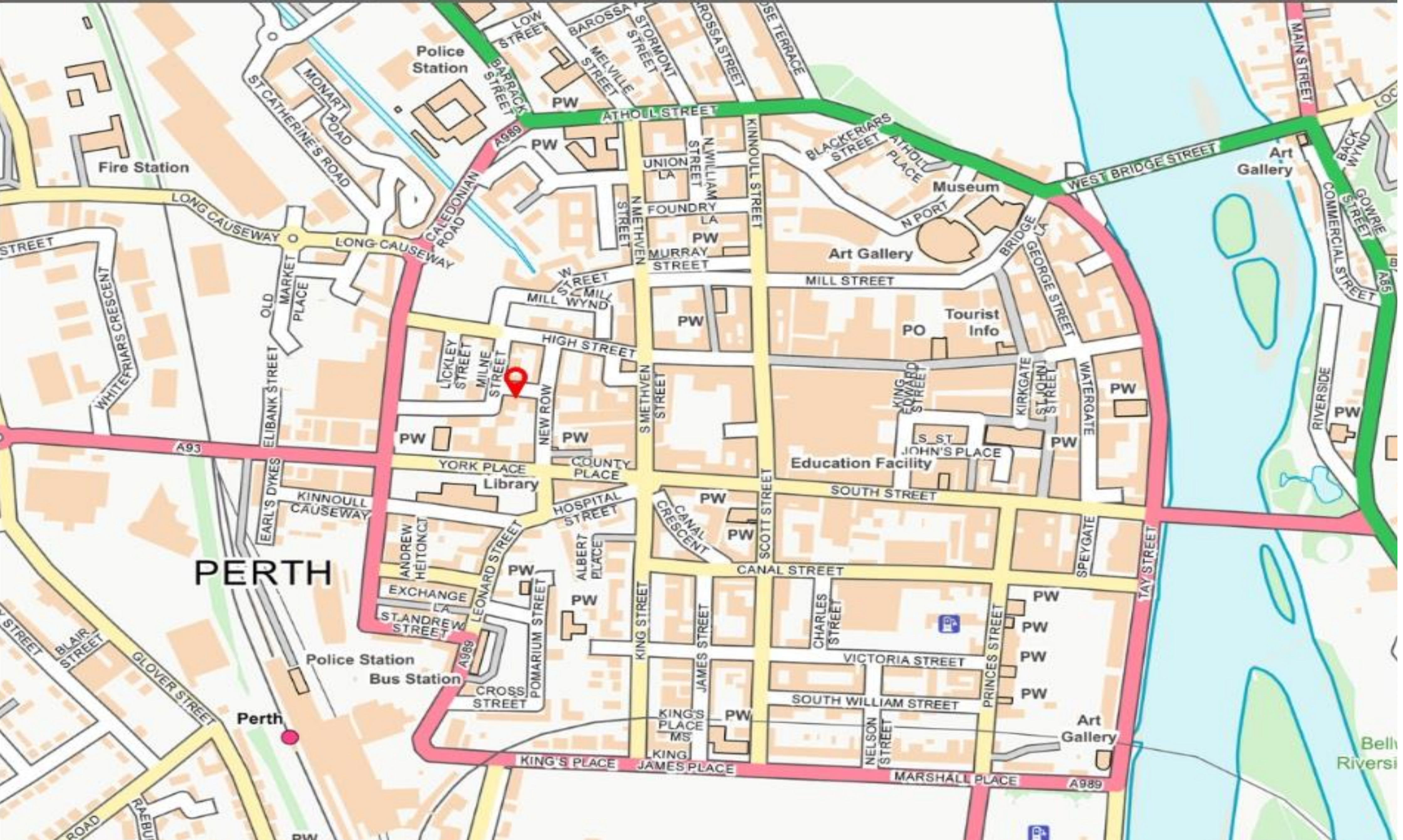

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