



26/30 Scott Street, Perth, PH1 5EH

Prominent Established Trading Locale

- Prominent Established Trading Locale
- Ground & 1st Floor
- Dual Entrance Main St & Shopping Centre
- 6,760sq ft
- Available On New F.R.I Lease
- Retail / Showroom / Leisure
- Rent: o/o £30,000p.a.x

**LOCATION**

The property is situated on the east side of Scott Street, between its junctions with High Street and South Street within the main commercial centre of Perth.

Perth is located in the heart of Scotland being 43 miles north of Edinburgh and 63 miles north-east of Glasgow, and boasts excellent communication links via the A9, A85 and A90. Neighbouring occupiers include Blue Lagoon Fish & Chips, Merkur Slots, St Johns Shopping Centre, Barnardos, Poundstretcher, Costa and Marie Curie.

**PROPERTY**

The property forms the ground floor of a larger 4 storey traditional sandstone tenemental building. The property benefits from entrance on South Street and via St John's Shopping Centre to the rear.

The property offers a large glazed display frontage with windows flanking the partially recessed double door entrance secured by an aluminium roller shutter.

Internally the property is lit by way of fluorescent strips and halogen spots recessed within the suspended acoustic tile ceiling with floors being overlaid with ceramic tile. Partitions have been erected to form changing rooms / stores. The upper floor is accessed via a single staircase provide large stores / further retailing space, office & staff facilities with multiple emergency exits.

**NAV/RV**  
£38,800



26/30 Scott Street, Perth, PH1 5EH

Prominent Established Trading Locale

#### AREA

The property extends to the following internal area;

Ground: 347.62sqm (3,742sq ft)  
1st: 280.38sqm (3,018sq ft)

Total: 628sqm (6,760sq ft)

#### RENT

The property is available on a new full repairing and insuring head lease for a negotiable term for o/o £30,000p.a.x

#### V.A.T.

The property has been elected for V.A.T.

#### LEGAL

Each party shall bear their own legal costs incurred in the transaction

#### TITLE

Available on request

#### ANTI-MONEY LAUNDERING

In order to comply with anti-money laundering legislation, the successful purchaser/tenant will be required to provide certain identification documents. The required documents will be confirmed to and requested at the relevant time



26/30 Scott Street, Perth, PH1 5EH

Prominent Established Trading Locale

#### TSA Property Consultants

162 Buchanan Street  
Glasgow, G1 2LL

Jas - 07810 717229 (jas@tsapc.co.uk)

Will - 07581 396092 (will@tsapc.co.uk)

General - 0141 237 4324 (info@tsapc.co.uk)

#### Anti-Money Laundering

In order to comply with anti-money laundering legislation, the successful purchaser / tenant will be required to provide certain identification documents.

The required documents will be confirmed to and requested at the relevant time

#### Property Misdescription Act 1991:

The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change out with our control. When we are advised of any change we will inform all enquiries at the earliest opportunity.