

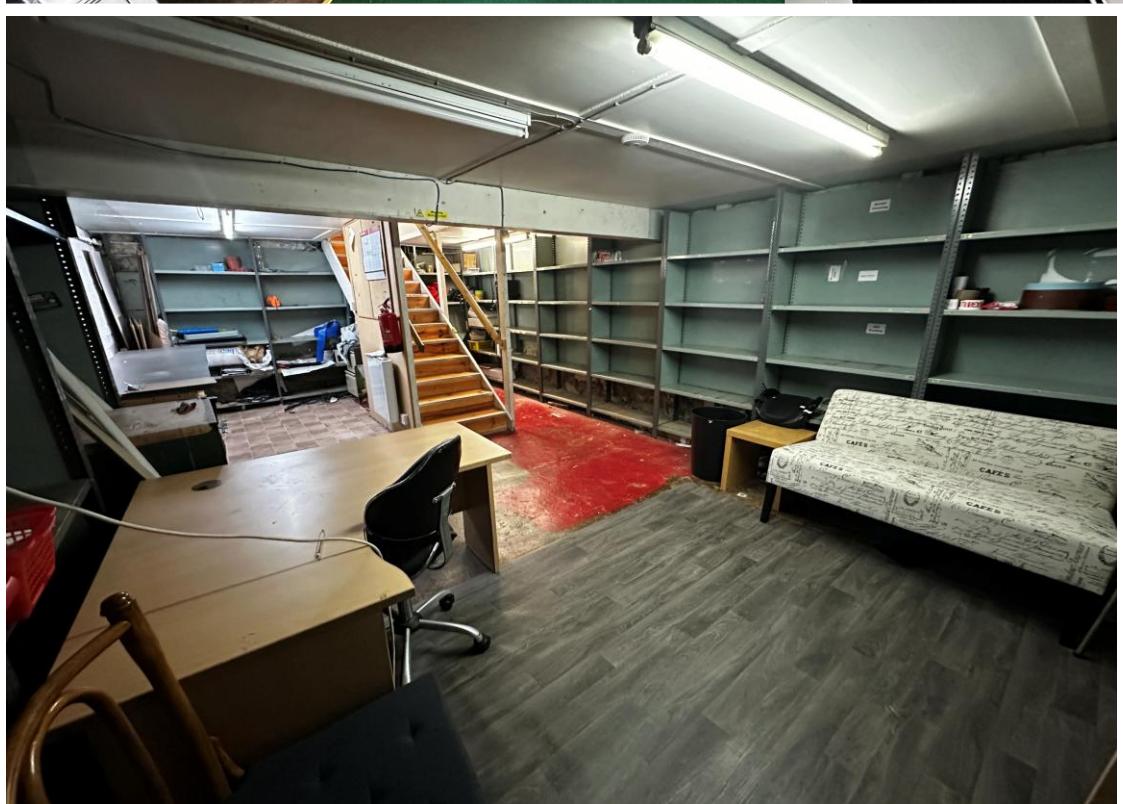
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**Retail Unit, 42 Scott Street, Perth, PH1 5EJ**  
To Let / For Sale @ £100,000

**SMART**<sup>®</sup> & co.  
surveyors & property consultants



## Property Highlights

- Prominent retail position on busy Scott Street, close to Perth High Street
- Well-presented ground floor unit with attractive glazed frontage
- Excellent visibility and natural light throughout
- Flexible lease terms available
- Rent: £833.33 per calendar month exclusive of VAT and other outgoings
- Likely to qualify for 100% Small Business Rates Relief (no business rates payable, subject to occupier status)
- Suitable for a range of retail or service uses

## Location

The subject property occupies a prominent position on Scott Street, one of Perth City Centre's busiest commercial streets, just a short distance from its junction with the High Street. This central location benefits from excellent footfall and visibility, being surrounded by a strong mix of national and independent retailers.

Nearby occupiers include Specsavers, Starbucks, Boots, Primark, Holland & Barrett, Sainsbury's Local, Greggs, Tesco & Subway, and with St John's Shopping Centre situated only a minutes' walk away.

## Description

The subjects comprise a well-presented retail unit arranged over the ground and basement floors of a traditional stone building. The frontage features a traditional display window providing strong street presence and excellent natural light, complemented by attractive signage and a bright interior.

Internally, the accommodation provides a welcoming retail sales area with space for display shelving, counter, and customer service area. A staff/storage section and WC facilities are situated to the rear. The basement provides additional useable space.

The property is ideally suited for a variety of retail or service uses, benefiting from high visibility, strong pedestrian flow, and proximity to major city-centre amenities.

## Accommodation

We have measured the approximate net internal floor areas to be as follows:

Description	Sq m	Sq ft
Ground Floor	50.50	544
Basement	29.00	312
<b>Total NIA</b>	<b>79.50</b>	<b>856</b>

## Lease Terms

The property is available on flexible lease terms at a rental of £833.33 per calendar month, exclusive of VAT and all other outgoings. The lease structure can be tailored to suit an incoming occupier's requirements, offering an excellent opportunity for small retail or service-based businesses seeking a prime city centre location.

## Business Rates

The subjects have a Rateable Value of £10,400 effective from 1 April 2023. It is likely an incoming tenant will benefit from 100% small business bonus relief.

## Energy Performance Certificate

Available on request.

## Legal Costs

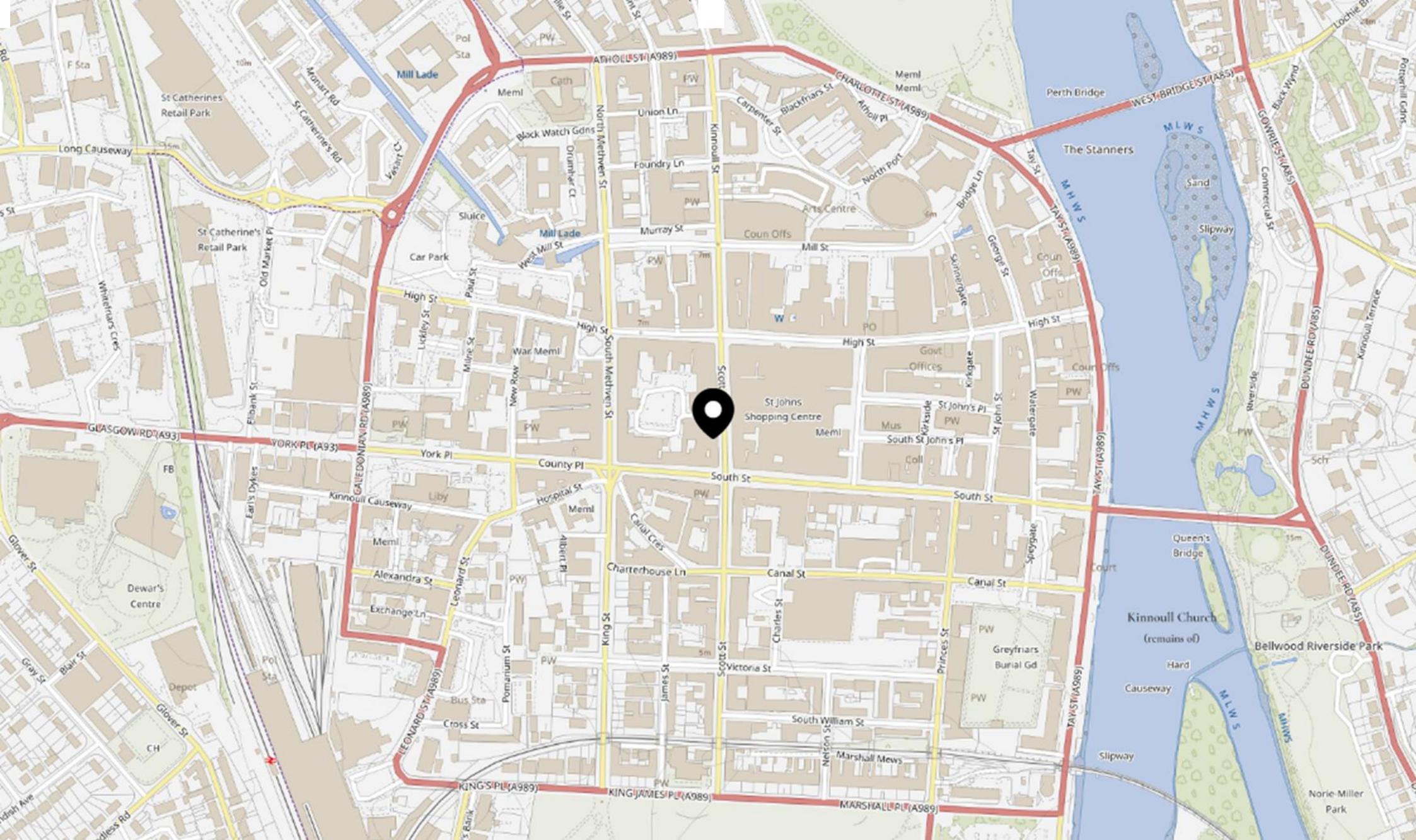
Each party will be responsible for their own legal costs. The incoming tenant will be responsible for any LBTT and registration dues if applicable.

## Enquiries to:

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