



80 Princes Street, Perth, PH2 8LH

To Let

Bright Modern Offices / Studio / Shop (with parking)
105 sqm (1,130 sqft)

- Central Location
- Central Location
- Good Accessibility To / From Motorways and City Centre
- Private Off-Street Parking Available

Location

Princes Street is situated to the south of Perth City Centre and provides easy access into / out of the centre and connections to the surrounding road network and motorways. The premises are located at the southern end of Princes Street close to Marshall Place & the South Inch.

Description

Comprising the ground floor of a detached two-storey building, the premises also benefit from private, off-street parking.

Accommodation

The property is believed to be 1,130sqft and comprises of a large open area + kitchen situated at ground level to the front, with a further area + meeting room / office at mezzanine level to the rear. The mezzanine level is accessed from an internal stair and also via an external stair from the car-park.

Lease Terms

The premises are available by way of a new lease at a rental of £15,000 per annum.

Business Rates

We understand the property is entered in the Valuation Roll with a Rateable Value of £5,800 and so may qualify for up to 100% relief. Interested parties should satisfy themselves in this regard.

Energy Performance Certificate

Awaited.

Legal Costs

Each party shall bear their own legal costs incurred in connection with this transaction. The purchaser or ingoing tenant shall be responsible for any Stamp Duty Land Tax, VAT or Registration Dues incurred thereon.

Enquiries

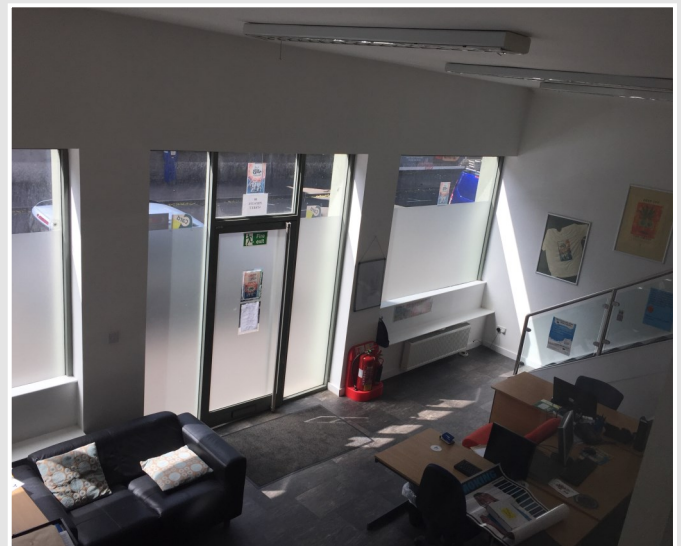
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Photos show previous use / configuration



Important Notice

These particulars do not form part of any offer or contract and should not be relied upon as statements or representatives of fact. Smart & Co has no authority to make or give in writing or verbally any representation or warranties in relation to the property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. Smart & Co have not carried out a survey, nor tested the services, appliances or facilities. Purchasers or tenants must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting the property.