



Nimrod House, 28 Kinnoull Causeway, Perth PH2 8HQ
Office / Studio Premises - For Sale

53.6 sqm (577 sq ft)

- Offers over £60,000
- No VAT payable
- 100% rates relief (subject to eligibility)
- Ideal for owner occupiers, small businesses or SIPP purchasers
- Self-contained with private access
- Flexible layout suitable for a variety of uses

Location

The property is situated on Kinnoull Causeway, on the fringe of Perth city centre. The location provides convenient access to the city's retail, professional and leisure amenities, all within a short walking distance. The area benefits from good connectivity, with nearby public transport links and a range of car parking options available in close proximity. Pedestrian access is also available from York Place, enhancing accessibility and convenience.

Description

The property comprises a self-contained office/studio arranged over a number of rooms, including a reception area, kitchen and WC facilities. Access is via a private lane from both Kinnoull Causeway and York Place, providing a discreet and secure setting. The flexible internal layout is suitable for a range of alternative uses, subject to any necessary consents.

Accommodation

We have measured the property to have a net internal area of approximately 53.6 sq m (577 sq ft).

Price / Sale

The property is available at offers over £60,000, with no VAT payable. Previously let at around £7,000 per annum, it represents compelling value and an excellent opportunity for owner occupiers, investors or SIPP purchasers.

VAT

No VAT payable.

Business Rates

The property has a Rateable Value of £4,500. Qualifying occupiers may benefit from 100% rates relief under the Small Business Bonus Scheme.

Energy Performance Certificate

Available on request.

Legal Costs

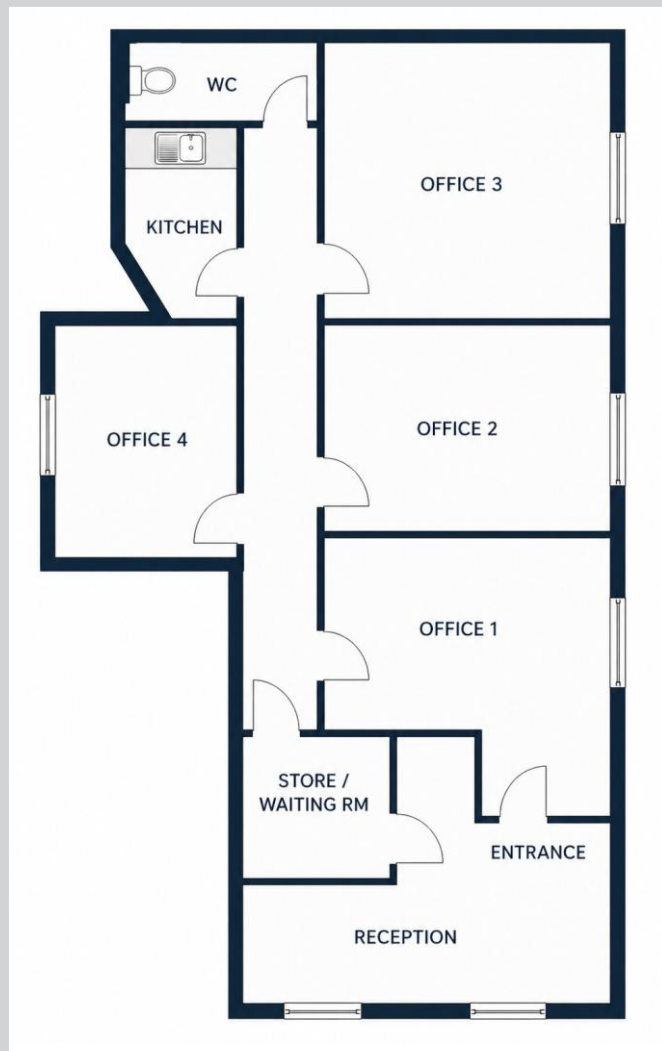
Each party will be liable for their own legal costs incurred.

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Images are indicative of how the space may appear following refurbishment.

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 must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting the property.