TO LET

80 - 84 High Street
Perth PH1 5TH



Flagship Retail / Office
To Let

Rent: On Application

Ground Floor: 3,575 sq ft

Location

Perth has a population of approximately 45,000 persons and is the principal area of Perth & Kinross District.

Perth enjoys close proximity to Scotland's main cities with 90% of the country's population accessible within a 90 minute drive time. Dundee lies approximately 22 miles to the east with Edinburgh 43 miles to the south and Glasgow 61 miles to the southwest.

The subjects are prominently located on the south side of the pedestrianised High Street.

Description

The subjects comprise a substantial mid-terraced building planned over ground, first and second floor with a two storey extension at the rear. The property is accessed to the front elevation via an automatic glazed slide door which leads into an open plan area which extends the full length of the ground floor and comprises open plan waiting areas and private screened meeting areas.

A passenger lift links the ground and first floor with an open plan stairwell also providing access between the floors.

The first-floor accommodation comprises open plan offices, staff canteen and toilet facilities whilst the second floor provides further office and storage accommodation.

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90A George Street, Edinburgh EH2 3DF
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Accommodation
The premises are arranged over ground, first and second floor levels and comprise the following approximate gross internal areas:

Ground Floor: 3,575 sq ft / 332.10 sqm
First Floor: 3,415 sq ft / 317.27 sqm
Second Floor: 1,095 sq ft / 101.70 sqm

Rent
Rental offers are invited for a negotiable period of time.

VAT
Prices quoted are exclusive of VAT.

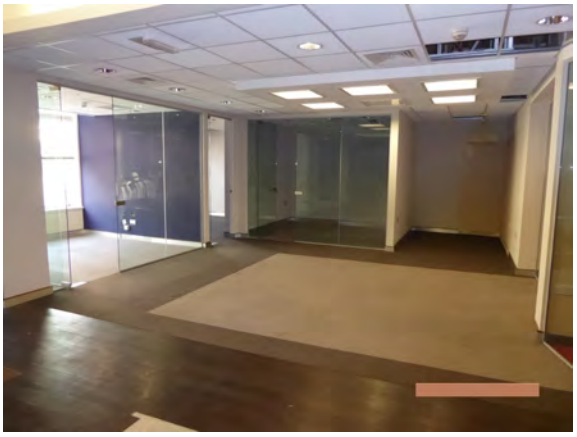
Rates
Rateable Value: £50,800
UBR (2026/27): £0.481
Rates Payable: £24,435 pa

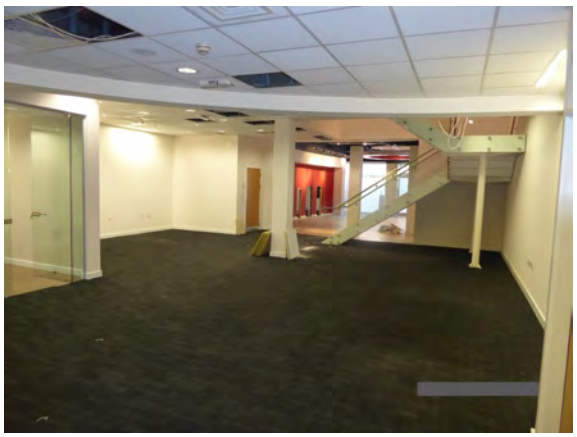
Planning
The premises currently benefit from Class 3 consent. The property would be suitable for a variety of other uses subject to vacant possession.

EPC
The property has an EPC rating of B.

Legal Costs
Each party to be responsible for their own legal and professional costs incurred in this transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land & Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

Anti-Money Laundering Regulations
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 requested at the relevant time.









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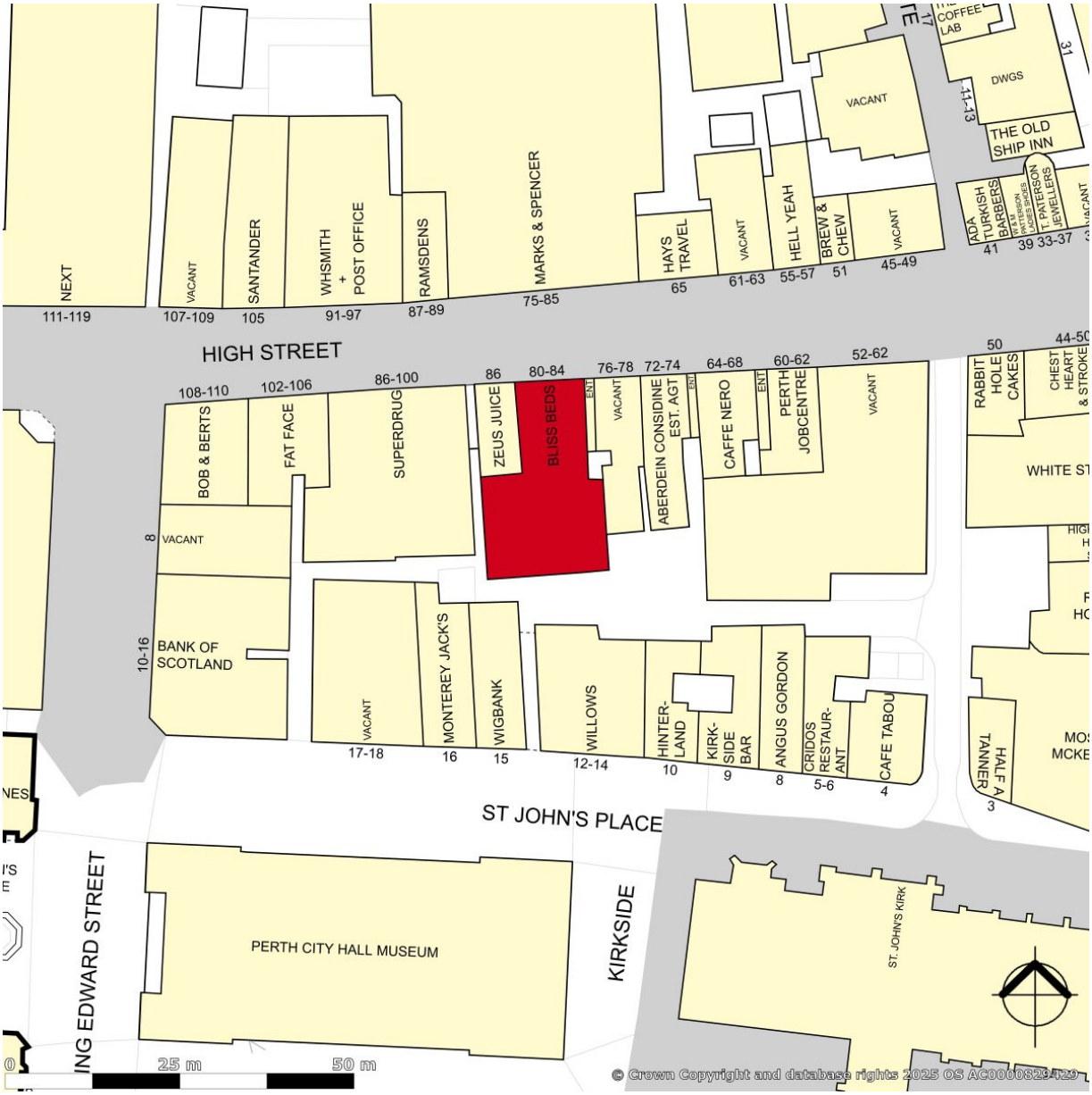

For further information or viewing arrangements please contact ORINSEN or our joint letting agents Shepherd Commercial

ORINSEN

Andy Bain
T: 0131 374 1111
M: 07770 524977
E: abain@orinsen.com

SHEPHERD COMMERCIAL

Jonathan Reid
T: 01738 638188
E: j.reid@shepherd.co.uk

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