



REDUCED RENT

Inclusive Rent

To Cover: Heating, Electricity,
Insurance, Common Cleaning

19 George Street, Perth, PH1 5JY

To Let

115 m² / 1,238 ft²

First Floor Office Suite Within Grand Period Building in City Centre Location

SMART&CO.
surveyors & property consultants



19 George Street, Perth (First Floor Front)

- ✓ *INCLUSIVE RENT OFFER*
- ✓ *Excellent City Centre Location*
- ✓ *Attractive Period Building*
- ✓ *Bright, front-facing office suite*
- ✓ *Dedicated Breakout Area and WC/ Shower*



First Floor (front) 1,238 sqft



Kitchen / Breakout Space



Kitchen / Breakout Space



WC & Shower

Situation & Description

The property is situated in a prominent location on George Street in the heart of Perth city centre. George Street provides a choice of quality, independent retail and leisure offerings and Perth museum, art gallery & concert hall are located at the north end of the Street with the Perth and Kinross Council's HQ office at the other end.

Comprising an attractive, stone-built, Grade B-Listed property, the building has been comprehensively refurbished to a modern high quality standard.

The available suite is positioned at first floor level at the front of the building and benefits from plenty of natural light thanks to the large windows overlooking George Street. The office suite is self-contained with its own good sized kitchen / break out area and WC with shower. The suite is accessed via a grand staircase which sweeps up from the common entrance. Although the suite lends itself ideally to office use, it may be suitable for other uses - subject to planning.

Lease Terms

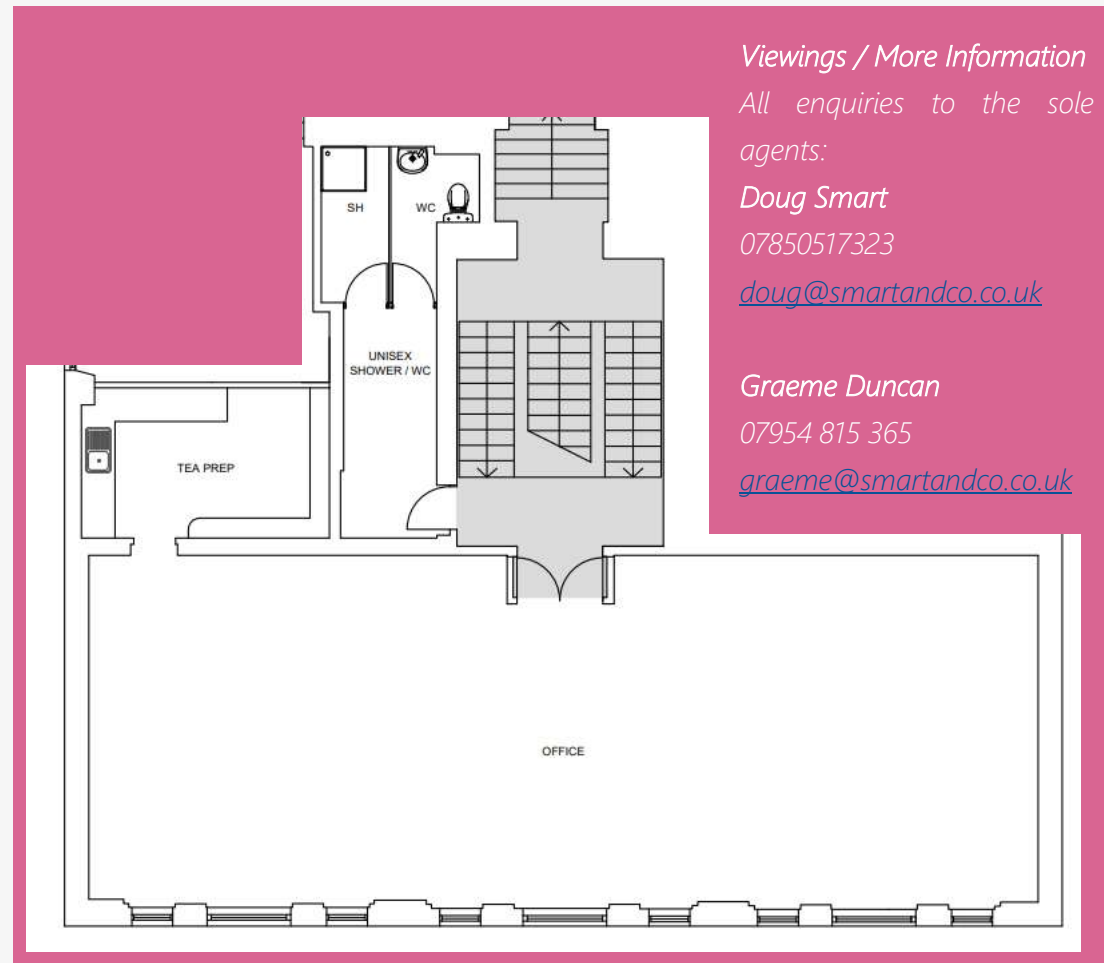
The suite is available on flexible lease terms to be agreed. The quoting rent includes utilities (electricity, lighting and heating) and communal costs, such as cleaning, lift maintenance, heating, security etc. Rent on application.

Business Rates

The main building has a single entry in the valuation roll so the suite will require to be re-assessed upon agreement of a letting.

Legal Costs

Each party will be responsible for their own legal costs with the incoming tenant responsible for LBTT and registration dues.



Viewings / More Information

All enquiries to the sole agents:

Doug Smart

07850517323

doug@smartandco.co.uk

Graeme Duncan

07954 815 365

graeme@smartandco.co.uk



Specification : Impressive Entrance Foyer, Ornate Sweeping Stairs to Office. Suite has own Kitchen and WC Facilities

Rent & Lease Terms : Inclusive Rental ON APPLICATION (incl utilities)

Use : Offices (may suit other uses)

Size : 115 sqm / 1,238 sqft

EPC : Upon Request

Rateable Value : TBC

Legals: Each Party to pay their own costs

Viewings by arrangement with the Sole Agents

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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.

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