

MAY SELL



Office, 52 Tay Street, Perth, PH1 5TR

To Let / May Sell

Ground floor office with private car parking spaces
68.40 sq m (736 sq ft)

- Prominent ground floor office within prestigious building
- May be suitable for residential conversion (subject to planning)
- Private car parking spaces
- Conveniently located in City Centre on busy street
- Good decorative condition
- 100% rates relief available (subject to eligibility)
- £833.33 per month rental
- To Let / May Sell

Location

The office is located on Tay Street directly opposite the River Tay in a mixed residential/commercial location within the centre of Perth. This is an attractive location for occupiers seeking office or residential premises being in close proximity to all the City Centre amenities.

Description

The property comprises a self-contained ground floor office contained within an end terraced three-storey building where the upper floors have been converted to residential use. The main walls are of stone construction dressed to the front elevation whilst the roof over is pitched and clad in slates. Internally the office provides a reception area directly off Tay Street, open plan office, private office/meeting room, store, kitchen & wc. Indicative plans have been prepared to show how the property could be converted to a 2 bedroomed flat.

Accommodation

We have measured the property to have a net internal area of approximately 68.40 sq m (736 sq ft).

Lease Terms

Our client is seeking a rental of £10,000 per annum on FRI lease terms for a minimum 5-year duration. Alternatively, an offer to purchase the property may be considered.

VAT

All rents are quoted exclusive of vat which may be payable.

Business Rates

52 Tay Street has a Rateable Value of £7,300 effective 1 April 2023.

The incoming tenant may be eligible for 100% rates relief.

Energy Performance Certificate

Available on request.

Legal Costs

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

Enquiries to:

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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.