



Office/Retail, 8 Bridge Lane, Perth, PH1 5JJ

To Let

Office/Retail Unit 119 sq m (1,281 sq ft)

- Prominent commercial unit in City Centre
- Suitable for a variety of commercial uses
- Good decorative condition
- Close to M&S, Premier Inn, Gillies, Concert Hall, several public car parks & established eateries
- 100% rates relief available (subject to eligibility)
- For Lease / May Sell
- **£13,600 per annum**

Location

The property is ideally located in a prominent position within an acknowledged growth area located close to the city centre and opposite Perth Concert Hall. The location attracts both retail and tourist interests with the presence of established restaurants, Gillies Furniture Shop, several car parks, M&S, Premier Inn, Perth Theatre and Perth Concert Hall.

Description

The subjects comprise a traditional three storey building with adjoining single storey link providing good open display frontage. The accommodation is planned over three floor levels and suited to a variety of uses.

Accommodation

We have measured the property to have a net internal area of approximately 119 sq m (1,281 sq ft). The ground floor extends to approx. 30 sq m, annex extends to 22 sq m, first floor extends to 34 sq m and second floor 33 sq m.

Terms

Our client is seeking a rental of £13,600 per annum on FRI lease terms. Offer to purchase will also be considered.

VAT

The property is not VAT elected.

Business Rates

The subject property has a Rateable Value of £10,200 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.

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Important Notice

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