



## TOWNHOUSE OFFICE PREMISES FOR SALE

4 ATHOLL PLACE, PERTH, PH1 5ND

- Entire townhouse for sale
- Attractive period features and stunning views from upper levels
- Income producing car park to rear comprising 27 spaces
- Potential for alternative use/redevelopment subject to planning
- Immediate entry available

**LOCATION:**

The City of Perth lies approximately 40 miles north of Edinburgh, 22 miles south west of Dundee and 33 miles north east of Stirling. The city has a good communication system, lying at the junction of the M90 and the A9, the two main routes north from Edinburgh and Glasgow, Perth has a resident population of circa 50,000, although the city provides services for a much larger catchment.

The subjects are located on Atholl Place, on the northern edge of Perth City Centre close to Perth Concert Hall and Perth Museum and Art Gallery. Nearby occupiers include Smart & Co, Miller Hendry Solicitors & Estate agents and Remax.

**DESCRIPTION:**

The subjects comprise an attractive B Listed mid terraced townhouse with stunning views across the North Inch. To date, the subjects have been utilised as office accommodation but may be suitable for conversion to other uses subject to receipt of the appropriate planning consent. The extensive car park to the rear comprises 27 spaces and at the time of writing, 19 of these are understood to be let on an individual basis at a total rent equivalent to £11,400 per annum. Further details are available from the selling agents.

The property benefits from the following:

- Carpet covered floors
- Perimeter trunking
- Electric heating
- Tea preparation facilities
- Male and female toilet facilities
- Intruder alarm system
- External store to rear
- Attractive period features
- 27 car spaces to rear

**ACCOMMODATION:**

The subjects have been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and the following Net Internal Areas have been calculated:

	<b>SQ M</b>	<b>SQ FT</b>
Basement	85.13	916
Ground Floor	65.80	708
First Floor	82.40	887
Second Floor	72.81	783
<b>Total</b>	<b>306.14</b>	<b>3,294</b>
External Store	12.98	140

**RATEABLE VALUE:**

The subjects are currently assessed on a floor by floor basis as follows:

Basement	£5,000
Ground Floor	£5,400
First Floor	£6,000
Second Floor	£5,100

The car park is currently let to multiple tenants on a flexible basis. Each car space has a rateable value of £650 and the individual tenants are responsible for any associated costs.

The suites may qualify for up to 100% rates relief depending on tenant status. Further information can be found at [www.saa.gov.uk](http://www.saa.gov.uk)

**SALE PRICE:**

The subjects are available for sale in their entirety and offers in excess of £395,000 plus VAT are sought for the benefit of our client's heritable interest.

**EPC:**

The subjects have an EPC rating of F (92). A copy of the certificate for the property is available on request.

**VAT:**

All figures quoted are exclusive of VAT.

**ENTRY:**

By agreement.

**VIEWINGS:**

Strictly through appointment with the sole marketing agents.

**LEGAL COSTS:**

Each party will be responsible for the payment of their own legal costs involved in any transaction. The incoming tenant will be responsible for the payment of any Land and Buildings Transaction Tax and VAT incurred.

**FURTHER INFORMATION:**

Strictly by contacting the sole selling agents:

D M Hall  
17 Corstorphine Road  
Edinburgh  
EH12 6DD  
Tel 0131 624 6130

Ian Davidson  
[ian.davidson@dmhall.co.uk](mailto:ian.davidson@dmhall.co.uk)

Lois Paterson  
[Lois.paterson@dmhall.co.uk](mailto:Lois.paterson@dmhall.co.uk)

**VIEWING:**

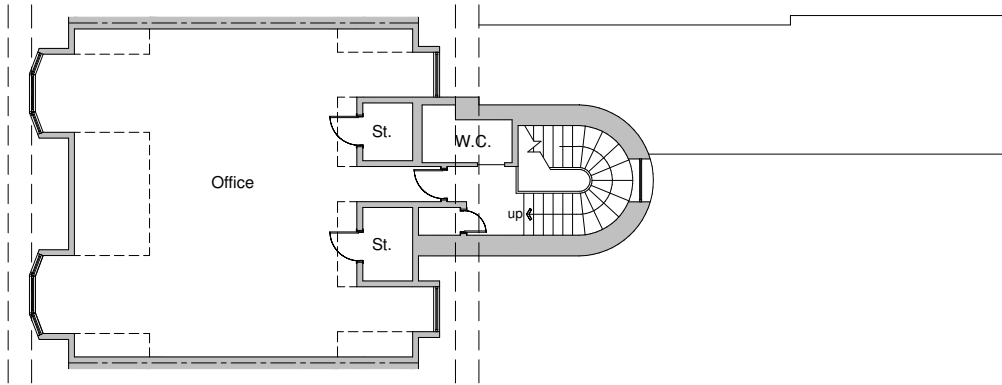
Strictly by arrangement with the agents.

**DATE OF PUBLICATION:**

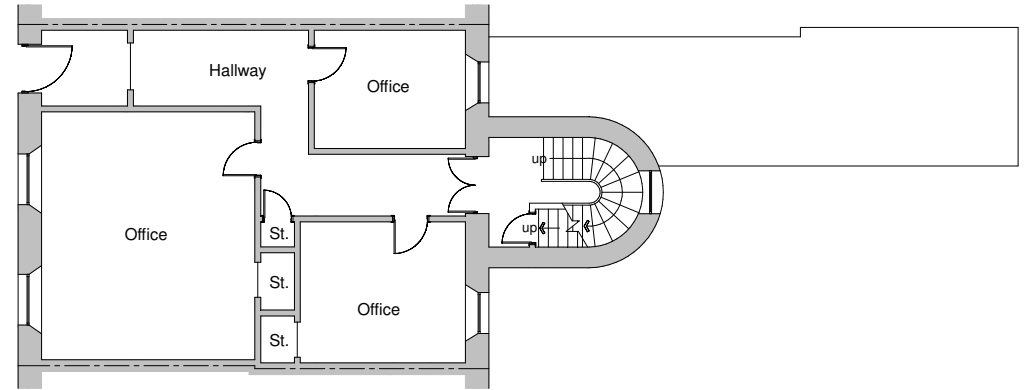
September 2022



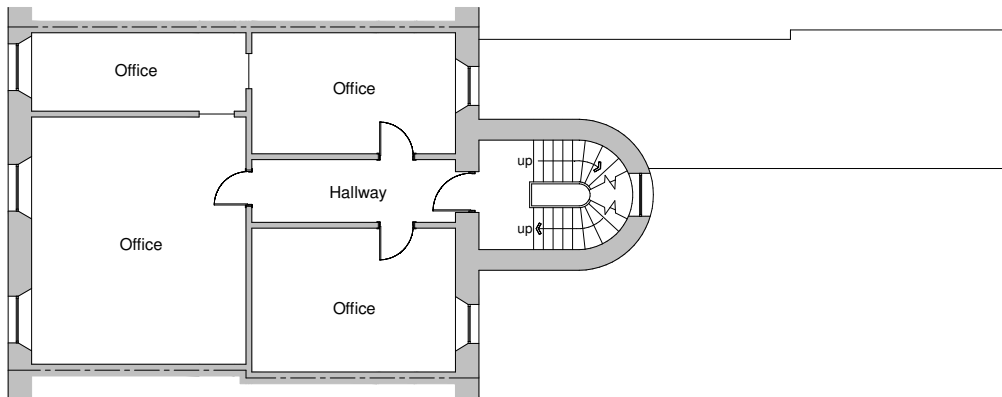




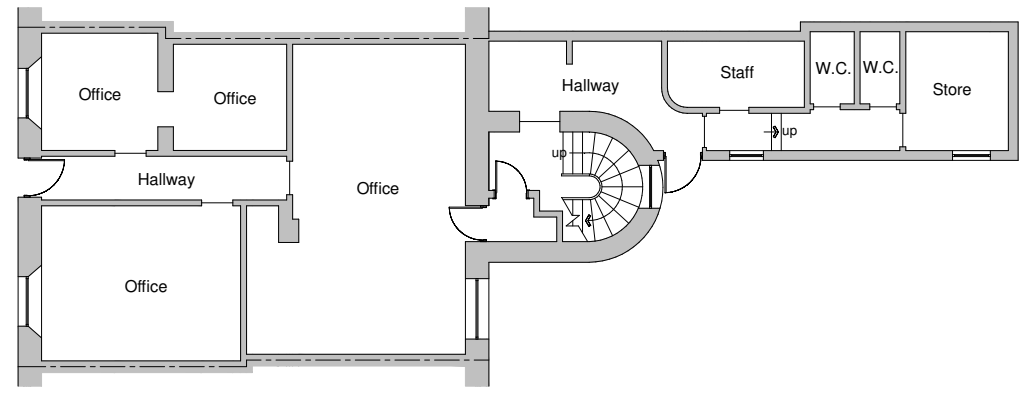
Attic Plan Scale 1:100



Ground Floor Plan Scale 1:100



First Floor Plan Scale 1:100



Basement Plan Scale 1:100





**IMPORTANT NOTE**

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- (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.
- (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
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