

# DM HALL

To Let

Retail / Office



54 South Methven  
Street  
Perth  
PH1 5NX

39.40 SQ M  
424 SQ FT



# Property Details

- Prominent retail premises within Perth's city centre
- Net Internal Area of 36.90 sq m (397 sq ft)
- Rental from £7,000 per annum
- 100% rates relief, subject to occupier status

## LOCATION:

The subjects are located on the west side of South Methven Street close to its junction with South Street in Perth city centre. High Street, Perth's primary retail and leisure thoroughfare bounds South Methven Street to the north.

Excellent transport links are provided with numerous bus operators servicing South Methven Street and Perth Railway Station a 7 minutes walking distance south. On-street car parking is available as well as Scott Street Car Park directly behind the subjects.

The immediate area is predominantly retail and leisure alongside city centre residential occupiers.

Nearby occupiers on South Methven Street include The Silvery Tay, Mackenzie's Opticians, R.P. Blair Chemists and Craft Beer Bottle Shop. The property is also situated one street west of St John's Shopping Centre.



# Property Details

## DESCRIPTION:

The subjects comprise mid-terraced ground floor retail/office premises within a traditional three storey tenement building of stone construction. Externally, the subjects provide modern shopfront with large display windows and customer entrance.

Internally the subjects were previously used as a hearing clinic arranged to provide a front reception with treatment rooms and toilet / tea prep facility to the rear.

## ACCOMMODATION & FLOOR AREAS :

The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition on a Net Internal Area basis and is as follow:

FLOOR	ACCOMMODATION	SQ M	SQ FT
Ground	Reception area & consultation rooms	36.90	397

## ENERGY PERFORMANCE:

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request. The rating is G.

## NON DOMESTIC RATES:

According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £3,850 per annum.

It should be noted under the terms of the Small Business Bonus Scheme, the property may be eligible for 100% rates relief.

## LEASE TERMS:

Offers over £7,000 per annum are invited.





# Property Details

## LEGAL COSTS:

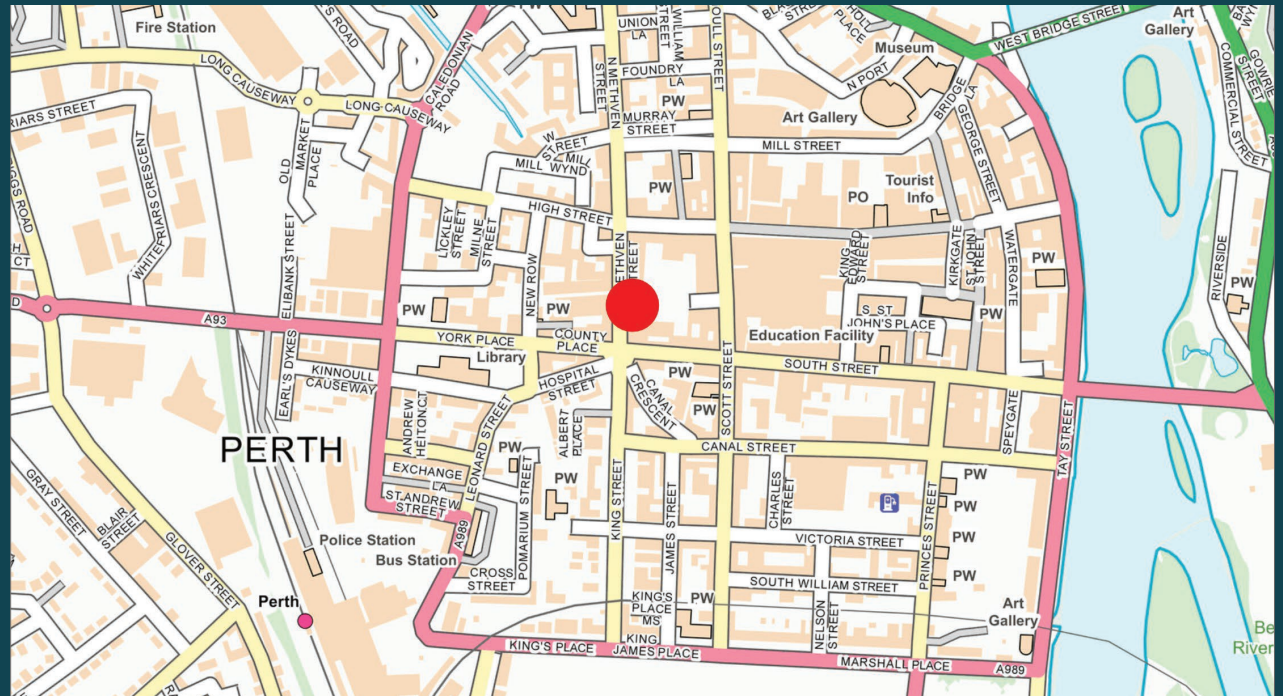
Each party will be responsible for paying their own legal costs incurred in this transaction.

## VAT:

All prices quoted are exclusive of VAT which may be chargeable.

## VIEWING ARRANGEMENTS:

Strictly by contacting the sole selling/letting agents:-



## Make an enquiry

# DM HALL

DM Hall Commercial  
Shed 26, Unit 34 City Quay,  
Camperdown Street,  
Dundee, DD1 3JA

Sadik Chowdhury  
01382 873 100  
dundeagency@dmhall.co.uk

**DM Hall Commercial Department**  
Shed 26, Unit 34 City Quay, Camperdown  
Street, Dundee, DD1 3JA

01382 873 100

# DM HALL



Regulated by  
**RICS**

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