

TO LET

25/29 Kinnoull Street, Perth, PH1 5EN



RETAIL/RESTAURANT (SUBJECT TO PLANNING)

LOCATION

The city of Perth has a resident population of approximately 50,000 persons, with the population of the surrounding catchment area estimated to be in the region of 130,000. Perth is situated approximately 20 miles west of Dundee, 40 miles north of Edinburgh and 60 miles north east of Glasgow.

The property is located just off the prime high street on Kinnoull Street, close to the junction of Mill Street. Nearby occupiers include **The Bothy**, **Sandeman Public House**, **Specsavers**, **Barclays Bank** and **Perth Theatre**.

DESCRIPTION

The subjects are a substantial stone built building formed over basement and ground of a three storey building.

FLOOR AREAS

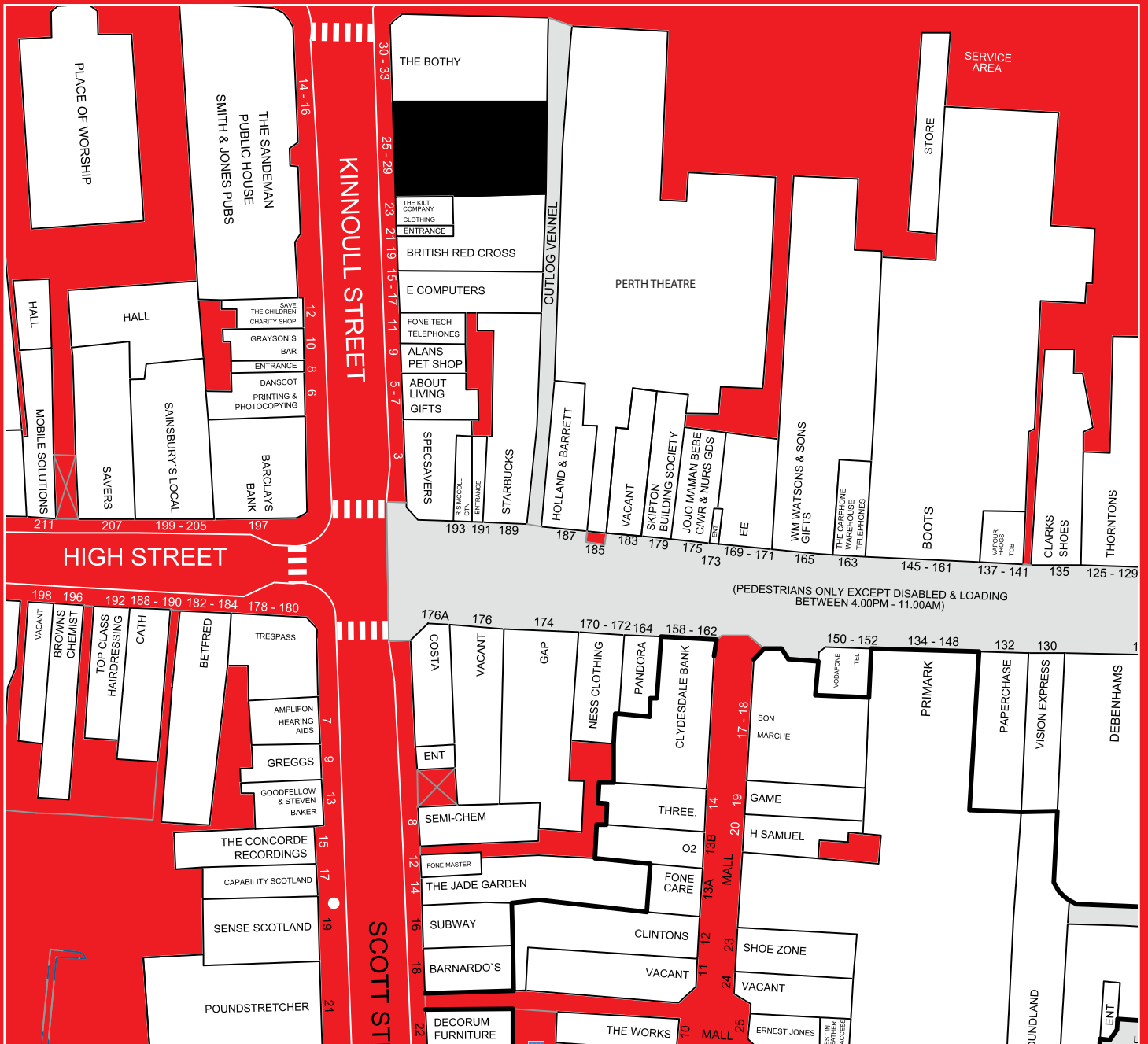
Ground floor	251 sq m (2,700 sq ft)
Basement	226 sq m (2,430 sq ft)

RENT

Offers over £25,000 exclusive of VAT.

TO LET

RETAIL/RESTAURANT/DEVELOPMENT OPPORTUNITY (SUBJECT TO PLANNING)



PLANNING

The premises benefit from Class 1 retail consent.

RATES

To be reassessed once first floor is removed.

EPC

Available on request.

VIEWING & FURTHER INFORMATION

Please contact the sole letting agent:



Stephen Gunn
205 St Vincent Street
Glasgow G2 5QD
0141 221 3500
stephen@gunnproperty.co.uk

IMPORTANT NOTICE

Whilst every effort has been made to ensure accuracy, no responsibility is taken for any error, omission or mis-statement in these particulars which do not constitute an offer or contract. No representation or warranty is made or given either during negotiations or in particulars by vendor, lessors or the agent. All figures are exclusive of rates, service charge, VAT and all other outgoings. July 2020.