



Shop, 6-8 Crieff Road, Perth, PH1 5AF

To Let/May Sell

### Retail Unit

34.74 sq m (374 sq ft)

- Prominent location at the foot of Crieff Road at the junction with Dunkeld Road
- Self-contained Unit suitable for alternative uses
- Separately metered for utility supplies
- Good decorative condition
- 100% rates relief available (subject to eligibility)
- To Let / May Sell
- **£350 per month**

### Location

The property is ideally located in a prominent position at the corner of Crieff Road and Dunkeld Road in Perth.

### Description

The subjects comprise a ground floor shop unit that may also be suitable for alternative uses subject to planning being approved.

### Accommodation

We have measured the property to have a net internal area of approximately 34.74 sq m (374 sq ft).

It is currently laid out with reception area, three cellular rooms and a toilet. The front door has a roller shutter door for extra security. The property is heated via wall mounted electric heaters.

### Terms

Our client is seeking a rental of £4,200 per annum on FRI lease terms for a negotiable period.

### VAT

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

### Business Rates

The subject property has a Rateable Value of £3,200 effective 1 April 2023. The incoming tenant may be eligible for 100% rates relief via the small business bonus scheme.

### Energy Performance Certificate

Available on request.

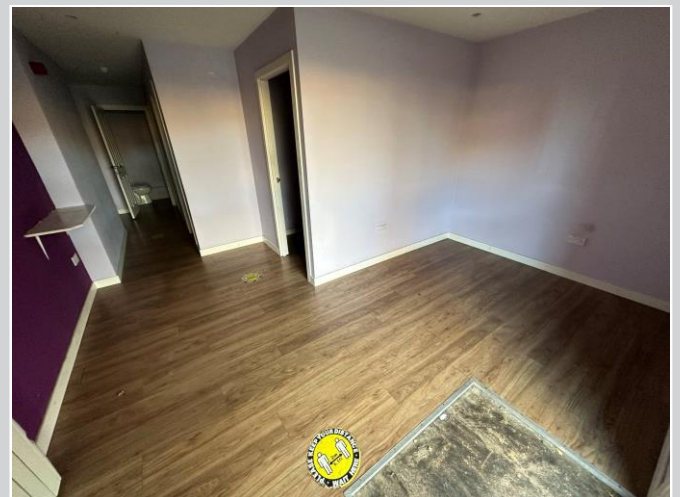
### Legal Costs

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

### Enquiries to:

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