



To Let Fully Fitted Bar & Function Room
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GREY FRIARS

Fully Fitted Bar & Function Room, 15 South St, Perth PH2 8PG
Available for lease and ready for immediate occupation

SMART&CO.
surveyors & property consultants



Property Highlights

- Established fully fitted bar and function room.
- Excellent condition having been fully refurbished.
- City Centre location.
- Available for lease with immediate occupation.
- Negotiable rental.
- May be eligible for rates relief (subject to eligibility).

Situation

Perth is the administrative and retail centre for the Perth and Kinross area with a resident population of 44,820 and was recently awarded City status (2012).

Greyfriars Bar is situated the north side of South Street within Perth City Centre close to junction with St John Street and a short distance from Tay Street.

The bar is ideally situated for locals and tourists alike due to its close proximity to the City Centre, with neighbouring shops, bars, restaurants, hotels and guest houses etc. There is also vibrant resident population living in the nearby vicinity.



Description

Greyfriars is a well-known bar within Perth's city centre located a stone's throw from the River Tay and the City's other bars, restaurants and shops.

The bar is fully fitted and ready for immediate occupation. It is very popular with locals having a selection of real ales available but also enjoys plenty visitors to Perth who are attracted by the traditional feel to the venue and the regular live music.

The first-floor function room is capable of holding up to 25 people and has recently been fully refurbished to a high standard.

Accommodation Summary

Description	Sq m	Sq ft
Cellar	39.01	420
Ground Floor Bar Area	39.01	420
First Floor Function Room & Toilets	36.48	393
Total GIA	114.50	1,232

Rates

The subject property has a Rateable Value (RV) of £12,700 effective from 1 April 2023. It is likely that the incoming tenant will be eligible for rates relief under the small business bonus scheme. Interested parties should satisfy themselves if they are eligible.

Terms

Our client is looking to lease the property on FRI terms at a negotiable rental. Prices are quoted exclusive of VAT.

Legal Costs

Each party will be responsible for their own legal costs with the incoming tenant responsible for any LBTT and registration dues.

Energy Performance Certificate

Available on request.

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