



Nimrod House, 28 Kinnoull Causeway, Perth PH2 8HQ

To Let

Office/Clinic

53.6 sqm (577 sq ft)

- Self-contained office/clinic
- Access from Kinnoull Causeway and York Place
- 100% rates relief available (subject to eligibility)
- Parking permit available nearby on separate terms
- **£135 per week rental**

Location

The subject property is located on the north side of Kinnoull Causeway but also had pedestrian access from York Place. The street is vibrant with business occupiers such as James Barclay Furnishings, L W Haddow, Caledonian Dental, Lloyds Pharmacy and Perth Medical Centre.

Description

The property comprises a freshly decorated office with several individual rooms and a reception area. It has a separate kitchen area and a toilet to the rear. Access is gained from a private lane from either Kinnoull Causeway or York Place. Parking permits are available at the nearby Station Hotel by separate negotiation.

Accommodation

We have measured the property to have a net internal area of approximately 53.6 sq m (577 sq ft).

Lease Terms

We are seeking a weekly rent of £135 on a lease of negotiable length.

VAT

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

Business Rates

The subject property has a Rateable Value of £5,300. At this level the incoming tenant is likely to be eligible for 100% rates relief.

Energy Performance Certificate

Available on request.

Legal Costs

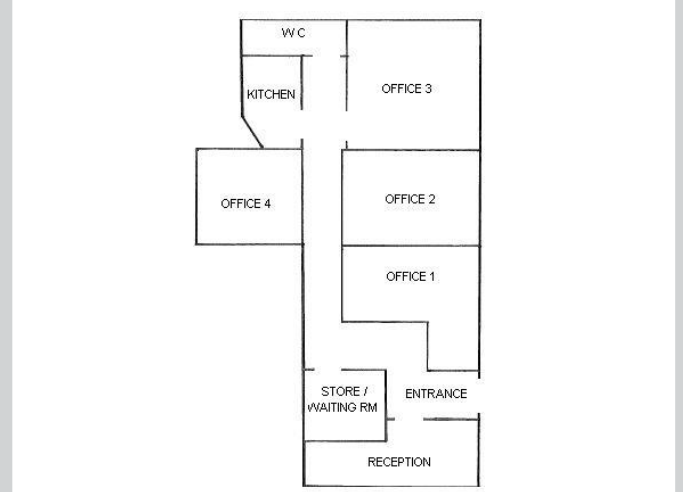
Each party will be liable for their own legal costs incurred.

Enquiries to:

Graeme Duncan

t: 07954 815 365

e: graeme@smartandco.co.uk



Important Notice

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