



New Build Retail Unit - would suit various uses

9 Millais Mews, Bertha Park, Perth, PH1 0AU

For Sale / Lease

**SMART**&CO.  
surveyors & property consultants

**01738 318 100**



## Location

Bertha Park is the largest new development in Perth, comprising the master-planned new community of some 3,000 new homes located on the north-western edge of the city.

The last remaining available units form part of the commercial space occupying an excellent position on the central route directly opposite the new Bertha Park School.

Other units have been acquired for convenience retail, pharmacy and Class 3 café uses.

## Description

Situated at the ground floor level of a brand-new 3-storey development with residential apartments above, the unit has been completed to the highest of modern standards to shell condition with plasterboard-lined walls and ceilings, mains electrics, water & drainage and concrete floors.

The property benefits from modern specification of insulation and high quality double glazed windows and commercial frontages. Some un-allocated, on-street parking is available to the front and additional spaces and bin-stores to the rear.

Copies of the floor plans can be made available on request, but the floor area is summarized below:

Address	SqM / (SqFt)	Use
9 Millais Mews	75.72 (815)	Class 1 or 2

## Use / Planning

The properties have planning permission for uses such as retail, estate agents, hairdressers/barbers, offices or other uses falling within Class 1 or 2 of the Use Class Order.

Other uses may be suitable-subject to obtaining permission. Purchasers should satisfy themselves.

## Business Rates

As new build properties, the premises still need to be assessed for business rates purposes when it is fitted out by an occupier. However we anticipate that their Rateable Value will qualify for small business bonus relief.

## Energy Performance Certificate (EPC)

Available upon request.

## Sale Price (VAT)

Offers in excess of £115,000 are invited for the property. The sale price will be subject to VAT at the prevailing rate.

## Legal Costs

Each party will be responsible for their own legal costs associated with the transaction. The purchaser or ingoing tenant will responsible for LBTT and registration dues.

## Further Information / Viewings

Interested parties should contact the sole selling agents:

Doug Smart

07850 517 323

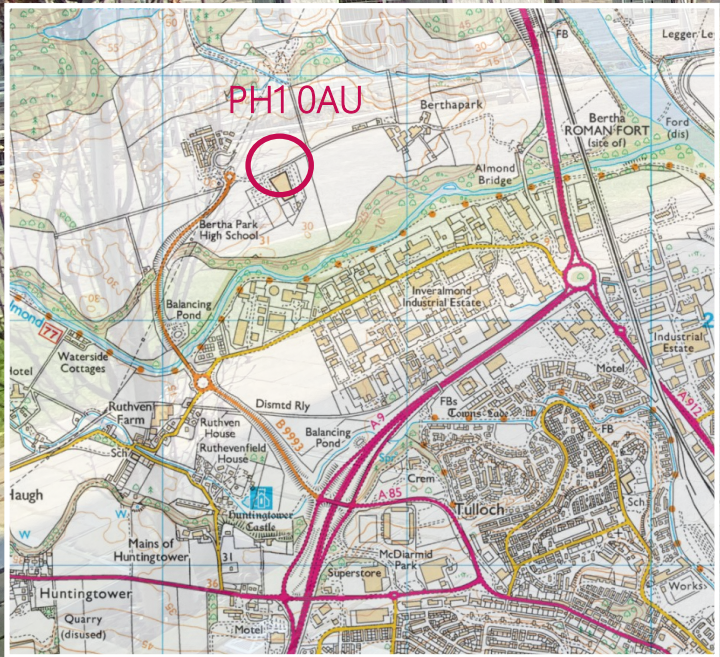
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