



17-21 George Street, Perth, PH1 5JY

To Let

129 sqft - 7,451 sqft

Various Office Suites Within Grand Period Building in City Centre Location

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



## 17-21 George Street, Perth

- ✓ Excellent City Centre Location
- ✓ Popular Street for Independent Traders
- ✓ Attractive Period Building
- ✓ Suites Available Individually or in combination
- ✓ On Street parking Available Outside



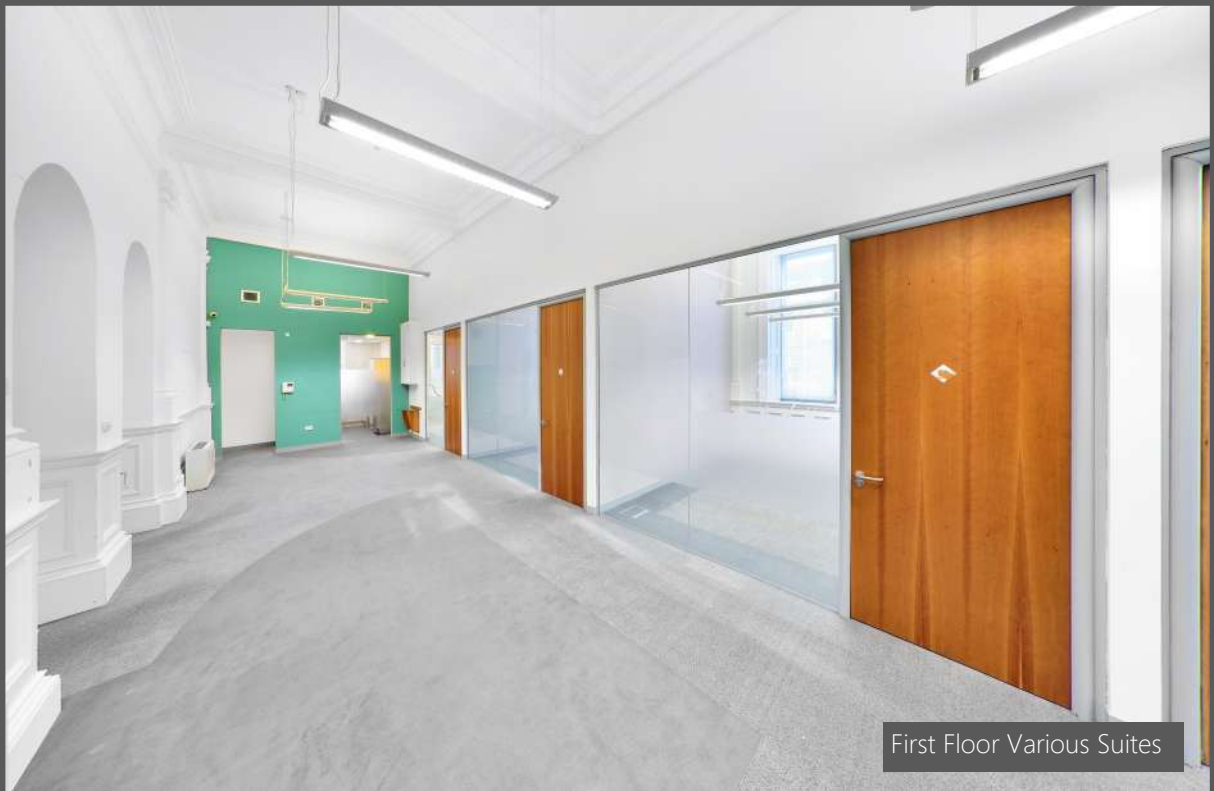
Ground Floor (front) 613 sqft



Ground Floor (mid) 236 sqft



First Floor (front) 1,238 sqft



First Floor Various Suites



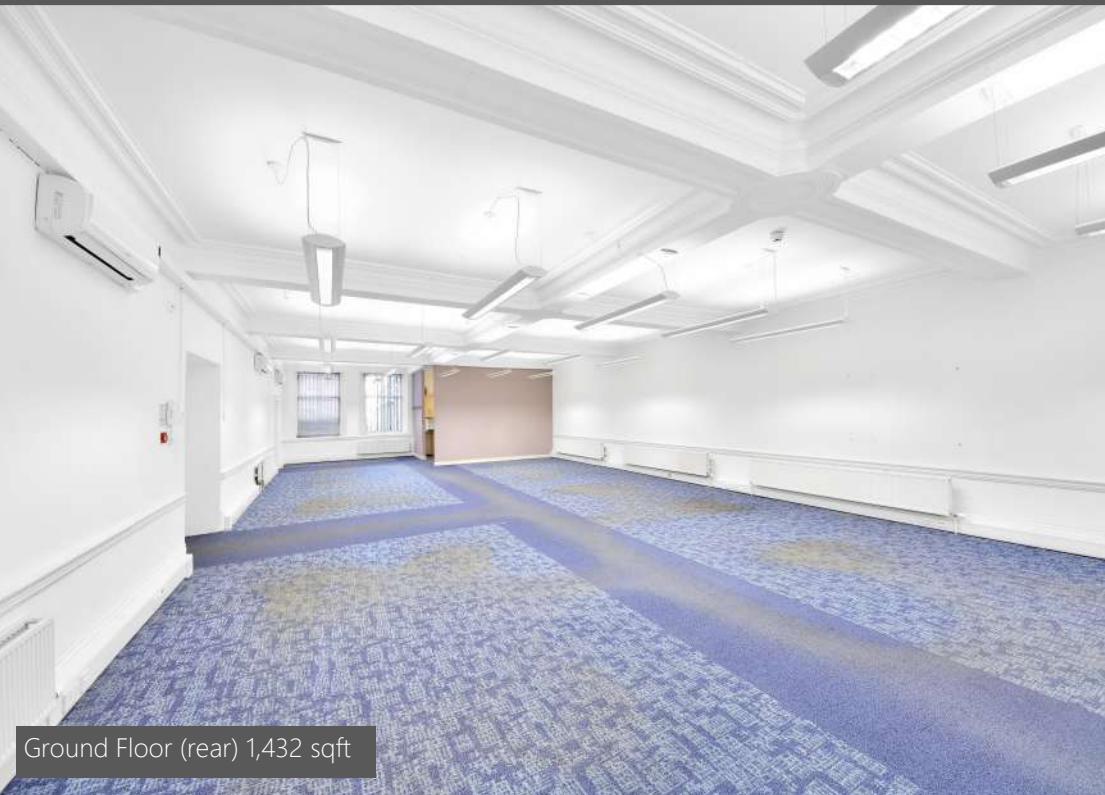
First Floor Various Suites



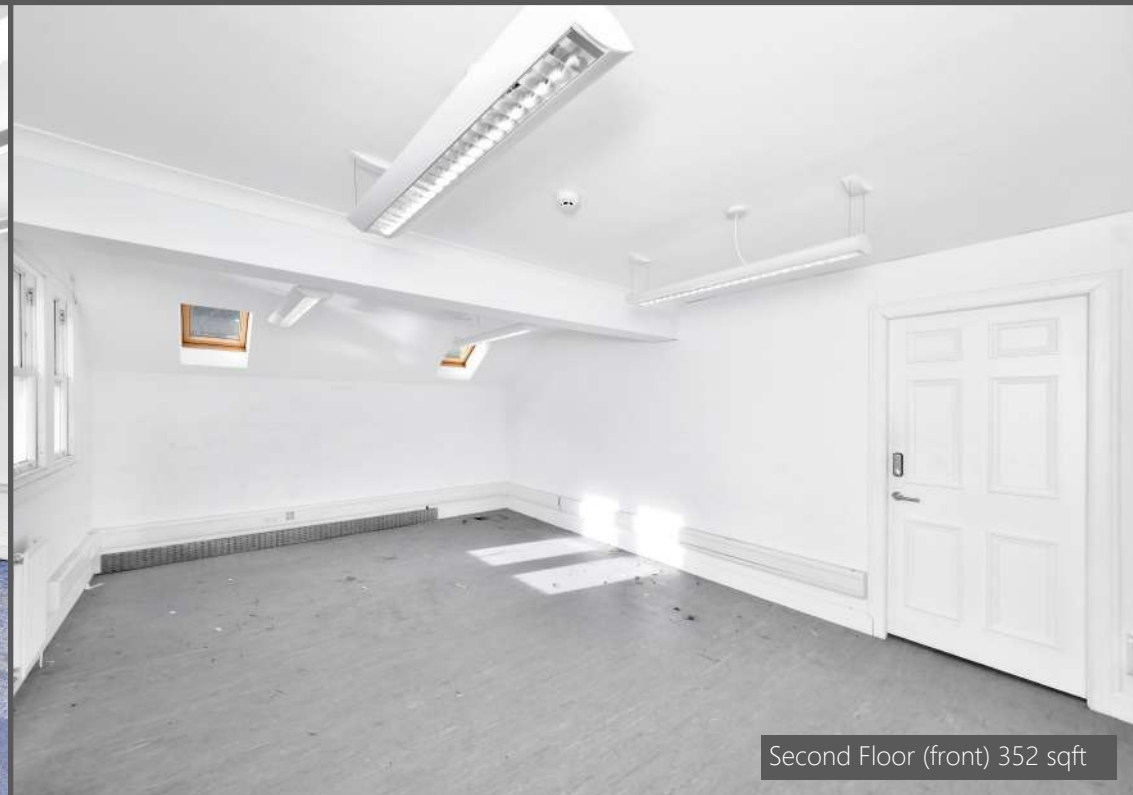
Second Floor (rear) 1,701 sqft



First Floor (mid) 180 sqft



Ground Floor (rear) 1,432 sqft



Second Floor (front) 352 sqft

## Situation & Description

The city of Perth is the administrative and retail centre for the Perth and Kinross area with a resident population of 44,820 and is home to a number of world-class education and research institutions and major companies including; SSE, Aviva, Stagecoach and Highland Spring. Perth's immediate access to Scotland's national road network, airports and the city's superb rail links ensure quick and easy access to markets and national talent.

The property is situated in a prominent location on George Street in the heart of Perth city centre. George Street provides a choice of quality, independent retail and leisure offerings and Perth museum, art gallery & concert hall are located at the north end of the Street with the Perth and Kinross Council's HQ office at the other end.

Comprising an attractive, stone-built, Grade B-Listed property, the building has been comprehensively refurbished to a modern high quality standard, to include a lift, air-conditioning & glazed partitioning and offers office-suites in a range of sizes arranged over 3 floors, with WC's and kitchen facilities at each level.

It may be suitable for an alternative uses - subject to planning.

## Lease Terms

The suites are available either individually or in combination on flexible lease terms to be agreed. A service charge will apply to cover utilities and communal costs, such as cleaning, lift maintenance, heating, security etc.

## Business Rates

The building has a single entry in the valuation roll so will require to be re-assessed upon agreement of individual lettings.

## Legal Costs

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

## Accommodation Schedule

FLOOR	ROOM	SqM	SqFt
Ground	Rear	133	1,432
First	Front	115	1,238
First	Mid	17	180
First	Rear LHS	28	301
First	Rear Mid Left	13.5	145
First	Rear Mid	13	142
First	Rear Mid Right	14	153
First	Rear RHS	12	129
First	Circulation	44	474
Second	Front	33	352
Second	Rear	158	1,701

## Viewings / More Information

All enquiries to the sole agents:

**Doug Smart**

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**Graeme Duncan.**

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*Specification : Impressive Entrance Foyer, Lift Access to Each Floor. Each Floor has own Kitchen and WC Facilities*

*Rent & Lease Terms : Flexible Lease Terms Available Upon Request*

*Use : Offices (other uses TBC)*

*Sizes : Suites from 129 sqft to 7,451 sqft*

*EPC : Upon Request*

*Rateable Value : TBC*

*Legals: Each Party to pay their own costs*

*Viewings by arrangement with the Sole Agents*

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