



21 George Street, Perth, PH1 5JY

To Let

79 m<sup>2</sup> - 212 m<sup>2</sup>  
850 sqft - 2,282 sqft

Retail Suite Within Grand Period Building in City Centre Location

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



## 21 George Street, Perth

- ✓ *Excellent City Centre Location*
- ✓ *Popular Street for Independent Traders*
- ✓ *Attractive Period Building*
- ✓ *Flexible Floorspace*
- ✓ *On Street parking Available Outside*



Ground Floor (front) 613 sqft



Ground Floor (mid) 236 sqft



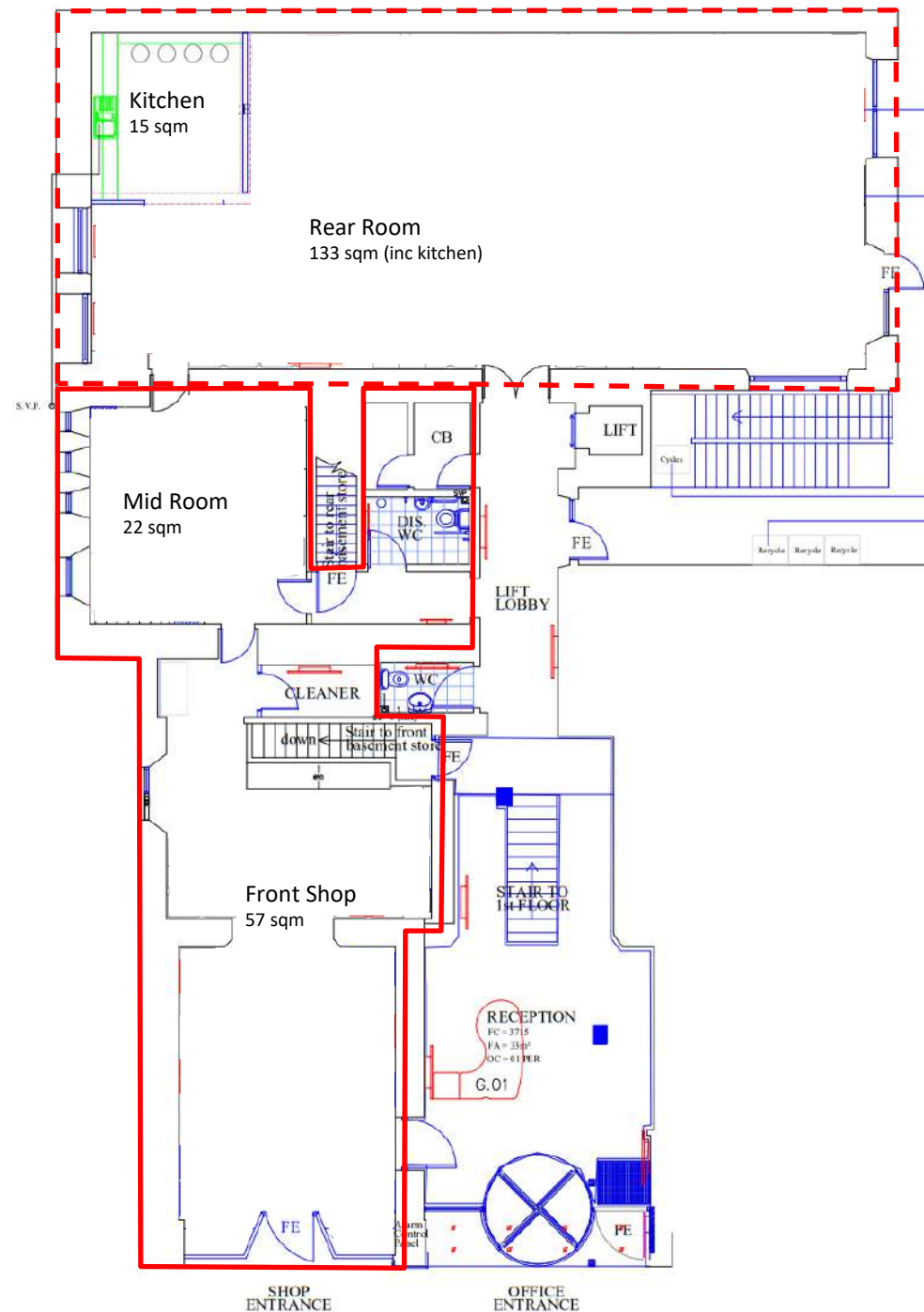
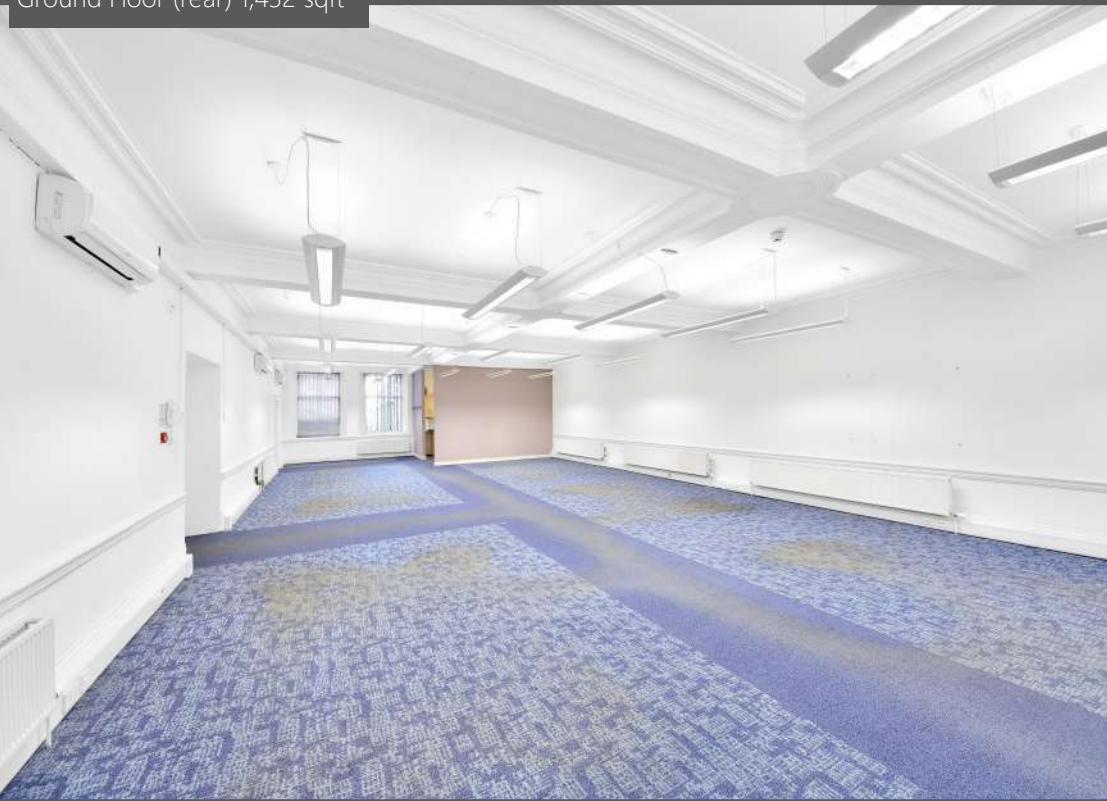
Ground Floor (back) 613 sqft



Ground Floor (kitchen)



Ground Floor (rear) 1,432 sqft



# Ground Floor

## 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 part of the ground floor of an attractive, stone-built, Grade B-Listed property, the premises have been refurbished to a modern high quality standard, and offer bright spacious retail space with a large glazed front elevation. To the rear of the main retail area is another room which could be used for further sales, staff or storage and provides access to the self-contained WC.

A further room providing 133 m<sup>2</sup> (1,432sqft) of open-plan space including a fitted kitchen is situated at the back of the premises and can be leased in addition to the front rooms.

## Lease Terms

The ground floor rooms are available either individually or in combination with upper floor office suites on flexible lease terms to be agreed. Rent will depend on the space and lease terms agreed - interested parties should contact the sole agents to discuss.

## 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.

## Viewings / More Information

All enquiries to the sole agents:

**Doug Smart**

07850 517 323

[doug@smartandco.co.uk](mailto:doug@smartandco.co.uk)

**Graeme Duncan.**

07954 815 365

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*Specification : Bright Open Space Within Impressive Building, With own Kitchen and WC Facilities*

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

*Use : Retail (other uses TBC)*

*Sizes : Suites from 850 sqft to 2,282 sqft*

*EPC : Upon Request*

*Rateable Value : TBC*

*Legals: Each Party to pay their own costs*

*Viewings by arrangement with the Sole Agents*

01738 318 100 | [smartandco.co.uk](http://smartandco.co.uk) |

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