



Suite 4, Old Academy Building, 6-7 Rose Terrace, Perth, PH1 5HA

To Let

Modern First Floor Office

90.4 sqm (973 sq ft)

- Prominent location within prestigious Grade A listed building
- Private car spaces available at separate cost
- 100% rates relief (subject to eligibility)
- Self-contained with toilet and kitchen
- Monthly rent of £667 ex vat and service charge

Location

With an estimated population of 125,000 the city of Perth is the region's principal retail destination located in the heart of Scotland and benefitting from excellent transport links to the rest of the country's motorway and rail networks.

The property is prominently situated close to the city centre and overlooking the North Inch and River Tay beyond. Private car parking is available to the rear of the building and public short stay car parking is available immediately to the front of the building.

Description

The property comprises a first-floor office over first floor and mezzanine all within a self-contained unit having it's own toilet and small kitchen area. Access is obtained via the communal entrance on Rose Terrace.

Accommodation

We have measured the property to have a net internal area of approximately 90.40 sq m (973 sq ft). Of this 60.50 sq m is on the first floor and the remainder on the mezzanine floor. See the floor plan below with Suite 4 clearly marked.

Lease Terms

We are seeking a monthly rent of £667 exclusive of vat and service charge. We understand the monthly service charge for Suite 4 is £265.75 ex vat.

VAT

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

Business Rates

The subject property has a Rateable Value of £8,100 meaning the incoming tenant may be eligible for 100% small business bonus relief.

Energy Performance Certificate

Suite 4 has a 'C' rating.

Legal Costs

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

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