

# PRESTIGIOUS FIRST FLOOR OFFICE TO LET



Suite 5, Old Academy Building, Rose Terrace, Perth

SUITE 5, 6-7 ROSE TERRACE, PERTH, PH1 5HA

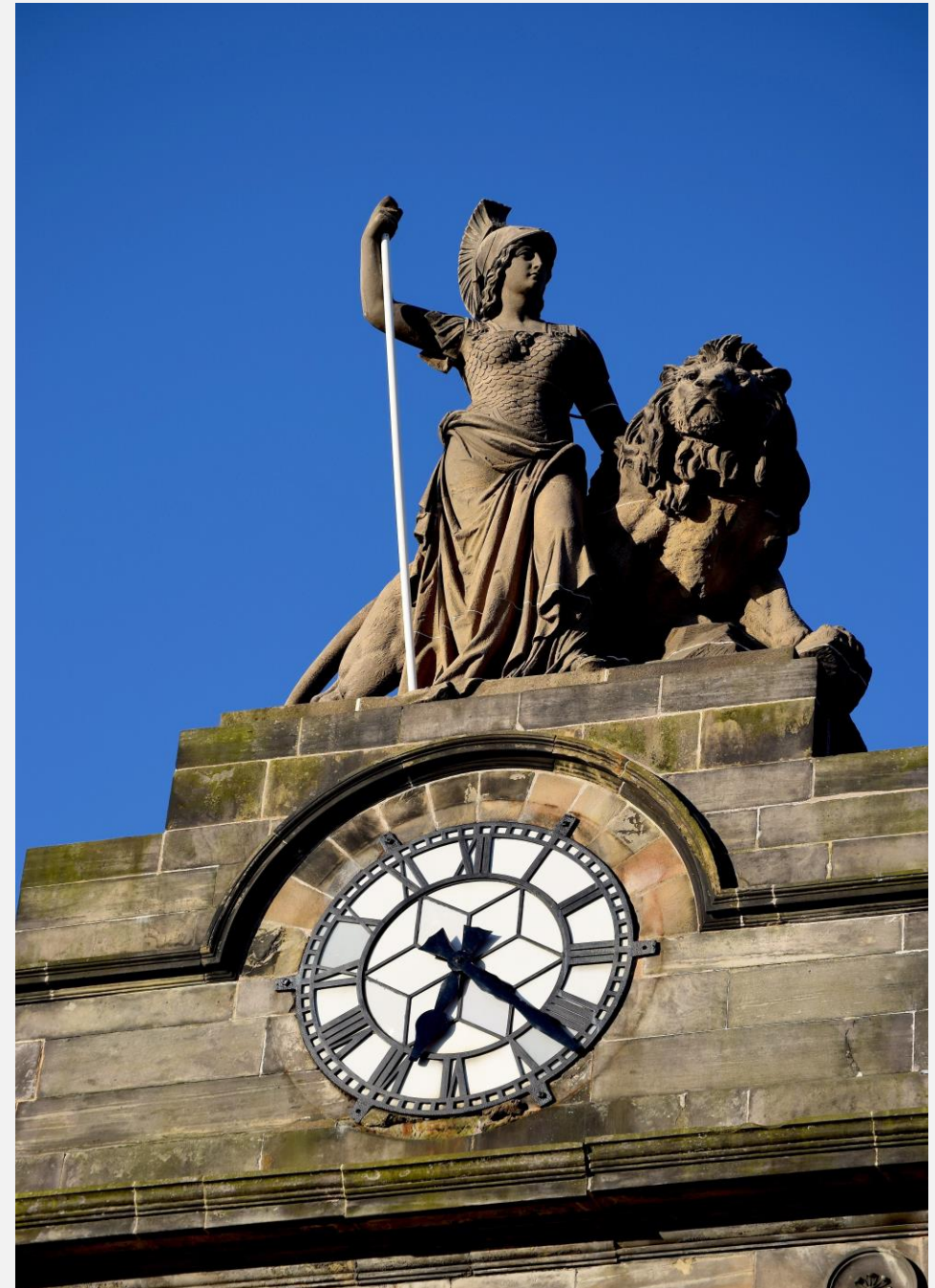
PRESTIGIOUS FIRST FLOOR OFFICE

EXTENDING TO 153.73 sq. m (1,655 sq. ft)

- ✓ Prominent front facing office overlooking North Inch
- ✓ Private car spaces available at separate cost
- ✓ 100% rates relief available to eligible occupiers
- ✓ Modernised & refurbished office with gas central heating
- ✓ Self-contained with toilet and kitchen
- ✓ Prestigious location and office address
- ✓ Close to City Centre and local amenities
- ✓ Stunning outlook

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First Floor

## 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.

Major private employers in Perth include Aviva, SSE and Stagecoach.

## LEASE TERMS

The property is available for lease on Full Repairing and Insuring lease terms for a negotiable period. There is a service charge for the office details of which will be provided to seriously interested parties who have carried out a viewing of the property.

Further details are available from the sole agents upon request.



## DESCRIPTION

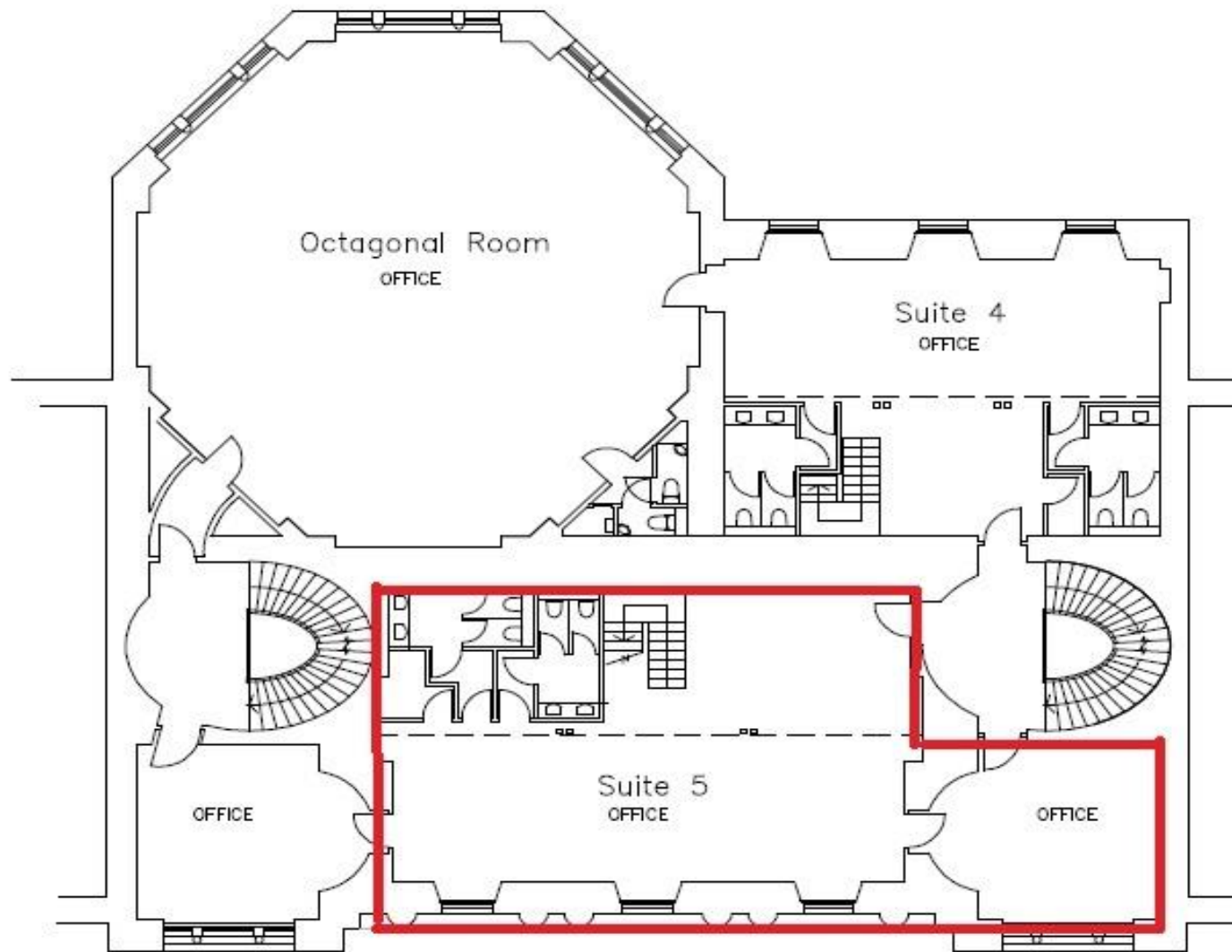
The subjects comprise a self-contained first floor office within an imposing Grade A listed former school building. The office has been fully modernised and most recently has been upgraded with gas fired central heating.

Occupiers within the building include: Family Tree Farms, Caledonian Physiotherapy Services and Perth Yoga Studio.

Rose Terrace is a mixed-use street with several high-quality offices, children's nursery and residential occupiers. On street public car parking is available immediately to the front with private spaces available by separate negotiation to the rear.

The subjects have been measured and we have calculated the Net Internal Floor area as follows:

Description	Area sq m	Area sq ft
First floor incorporating mezzanine	153.73	1,655



FIRST FLOOR PLAN

#### BUSINESS RATES

We understand the subjects have a Rateable Value of £13,300 which means the incoming tenant may be eligible for 100% rates relief under the small business bonus scheme subject to eligibility.

#### LEGAL COSTS

Each party shall bear their own legal costs incurred in connection with this transaction. The purchaser or incoming tenant shall be responsible for any Stamp Duty Land Tax / Land and Buildings Transaction Tax, VAT or Registration Dues incurred thereon.

#### VAT

VAT will be payable.

#### EPC

Awaiting result.

#### SERVICES

The subjects benefit from a communal gas fired heating system and water supply. Each suite is individually metered for electricity. The incoming tenant will need to bring in their own telecoms line and broadband. There is a service charge payable for the communal areas of the building further details available on request.

SAT NAV: Postcode is PH1 5HA

#### VIEWING & FURTHER INFORMATION

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