

TO LET

PROMINENT ROADSIDE RETAIL UNITS

223 RANNOCH ROAD, PERTH PH1 2DP



- REDEVELOPED RETAIL UNITS OFFERING AN EXCELLENT ROADSIDE POSITION
- CLASS 3 FOOD & DRINK PLANNING CONSENT
- DEDICATED CUSTOMER CAR PARKING SPACES
- PRE-LET OF UNIT 1 TO INDIGO SUN
- SUITABLE FOR RETAIL, RESTAURANT, FAST FOOD, LEISURE USES ETC
- SURROUNDING OCCUPIERS INCLUDE CO-OP FOOD, WELL PHARMACY, BAYNES, SCOTBET, MCCOLL'S ETC

LOCATION

Perth is situated approximately 43 miles north of Edinburgh, 24 miles west of Dundee and some 63 miles north east of Glasgow at the meeting point of the M90, A90 & A9.

The City benefits from its strategic central location as well as excellent rail and bus services to all the major Scottish cities. Perth has a population of circa 45,000 people with a significant retail catchment of approximately 340,000 within a 30 minute drive time.

The subjects are located on the western side of the City within the busy Letham neighbourhood area with surrounding occupiers including Co-Op Food, Well Pharmacy, Baynes, Scotbet, McColl's etc.

DESCRIPTION

Our clients are redeveloping the existing building to create two/three individual retail units, provided to a developer's shell specification which will also benefit from dedicated customer car parking.

ACCOMMODATION

The subjects will provide the following approximate areas:-

UNIT 1

INDIGO SUN	151.7 SQ M	1,633 SQ FT
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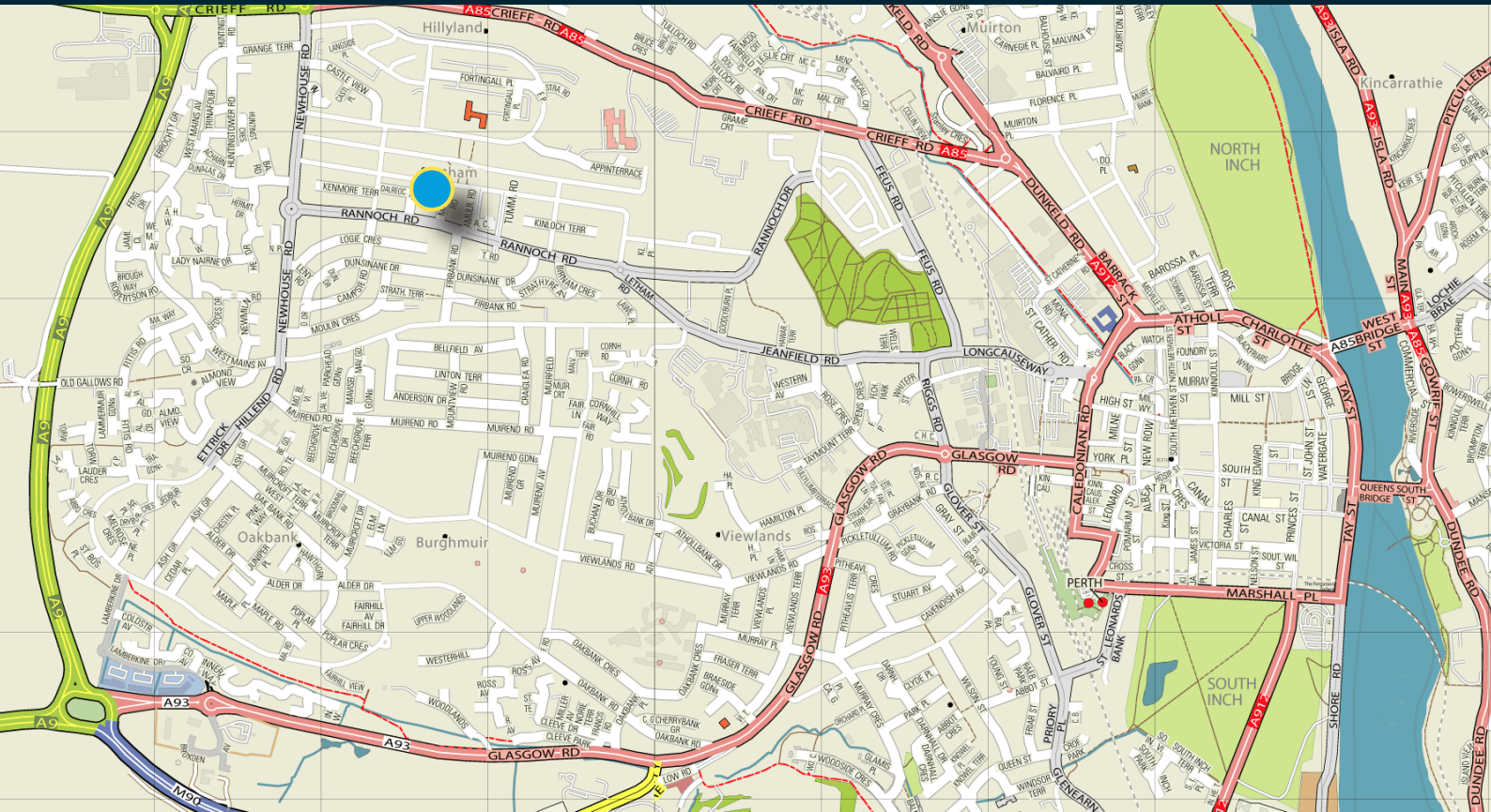
UNIT 2

TO LET	60.9 SQ M	656 SQ FT
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UNIT 3

TO LET	78.4 SQ M	844 SQ FT
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*UNITS 2 & 3 ARE CAPABLE OF BEING COMBINED TO PROVIDE A SINGLE LARGER UNIT IF REQUIRED.



USE

The premises are suitable for Class 1, 2 & 3 Uses.

RATES

The premises will require to be assessed for Local Authority Business Rates upon completion. An estimate on Rateable Value may be available on request.

RENT/TERMS

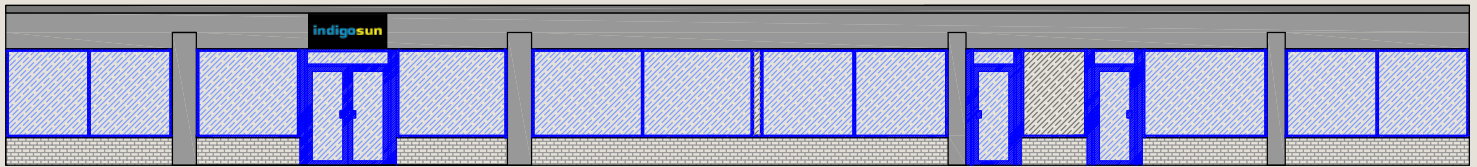
Available on the basis of a new full repairing and insuring lease.

UNIT 2

Rental offers in excess of £13,000 per annum exclusive of VAT, are invited.

UNIT 3

Rental offers in excess of £15,000 per annum exclusive of VAT, are invited.



South Facing Elevation



ENERGY PERFORMANCE CERTIFICATE

Copy available on request.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction, with the ingoing tenant responsible for any LBTT, Registration Dues & VAT applicable.

ENQUIRIES

Viewing & further information available by contacting:

JH CAMPBELL
PROPERTY CONSULTANTS

0131 243 7288
www.jhcampbell.net

Jack Campbell

Email: jack@jhcampbell.net

Mobile: 07801 852225

DISCLAIMER

JH Campbell for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, reference to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them and are advised to do so; (iii) no person in the employment of JH Campbell has any authority to give representation or warranty whatever in relation to this property; (iv) all prices, rents and premiums quoted are exclusive of VAT at current rate.

JUNE 2018