

# 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
- UNIT 1 LET TO INDIGO SUN | UNIT 3 LET TO LOCAL FAST FOOD TAKEAWAY OPERATOR
- 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 it's 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 have redeveloped the existing building to create two/three individual retail units, provided to a developer's shell specification. The units also benefit from dedicated customer car parking.

## ACCOMMODATION

The subjects provide the following approximate areas:-

### UNIT 1

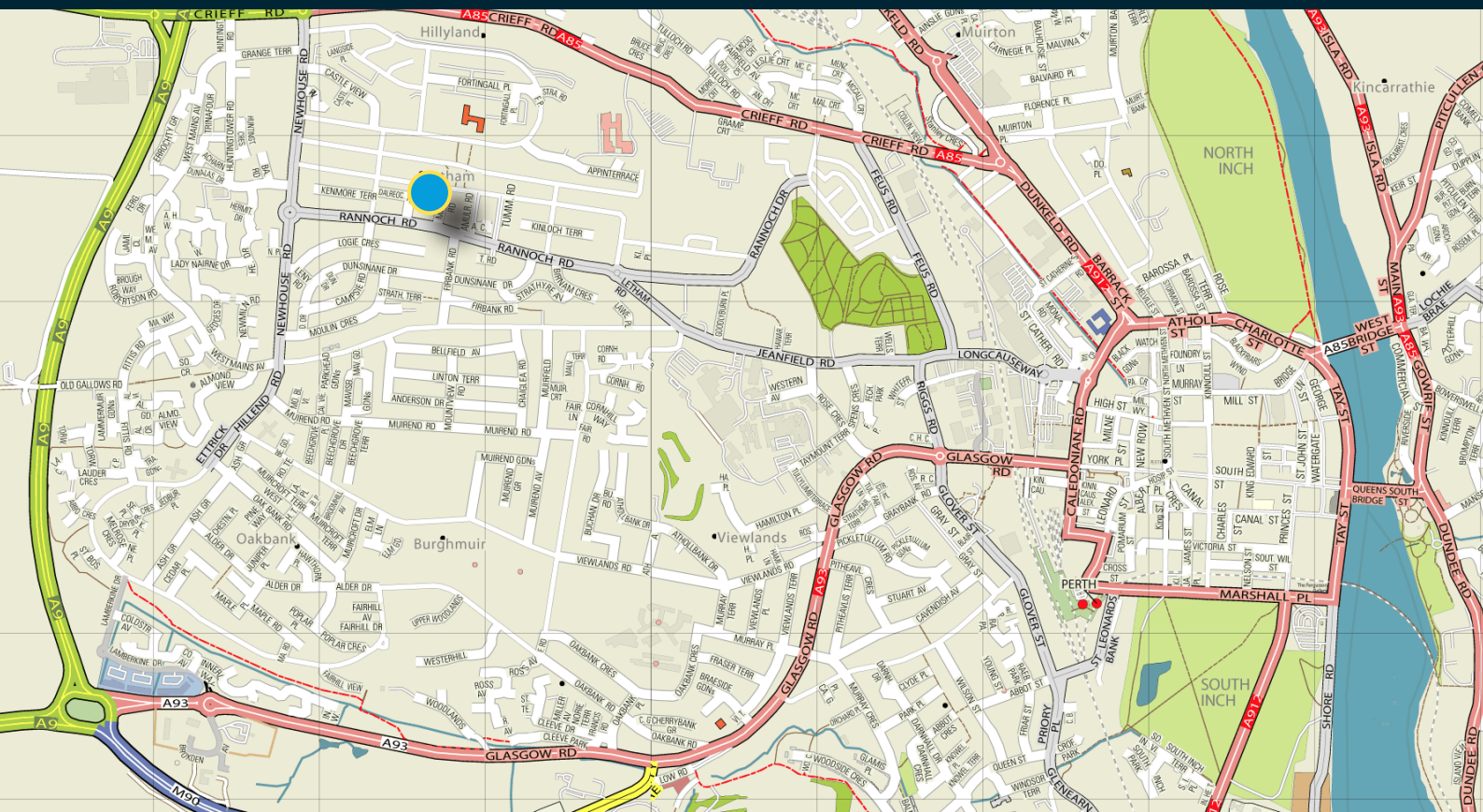
|            |            |             |
|------------|------------|-------------|
| INDIGO SUN | 151.7 SQ M | 1,633 SQ FT |
|------------|------------|-------------|

### UNIT 2

|        |           |           |
|--------|-----------|-----------|
| TO LET | 60.9 SQ M | 656 SQ FT |
|--------|-----------|-----------|

### UNIT 3

|                    |           |           |
|--------------------|-----------|-----------|
| FAST FOOD TAKEAWAY | 78.4 SQ M | 844 SQ FT |
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## 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.







## 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:



**Jack Campbell**

**Email: [jack@jhcampbell.net](mailto:jack@jhcampbell.net)**

**Mobile: 07801 852225**

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