


**LEASE DISPOSAL / SUB LET
UNIT 12A
ST CATHERINE'S RETAIL PARK
PERTH PH1 5XA
ON THE INSTRUCTIONS OF **

LOCATION

Perth is regarded as one of Scotland's most affluent cities, having an immediate population of around 45,000 but serves a much wider catchment.

St. Catherine's Retail Park lies adjacent to Morrisons with the unit enjoying a position close to Costa Coffee, Food Warehouse, Dunelm, TK Maxx and Currys / PC World.

DESCRIPTION

The modern unit is of single storey construction under a flat.

ACCOMMODATION

We estimate the property has the following approximate areas and dimensions:-

ACCOMMODATION	METRIC	IMPERIAL
Frontage	6.09 m	20 ft 0 in
Ground Floor Area	92.90 sq m	1,000 sq ft
Toilet accommodation is provided within the subjects.		

LEASE DETAILS

The subjects are held on a Full Repairing & Insuring lease expiring 5th June 2031 at the passing rental of £30,000 per annum which is subject to review in June 2021 and 2026.

TENANTS BREAK

There is a tenants break at 5th June 2026 on giving 6 months notice.

ENTRY

By arrangement

EPC

A copy of the EPC report can be provided upon request.



RATES

We understand from our enquiries of the Scottish Assessors website that the premises have a rateable value of:

RATEABLE VALUE £36,200

CPC gives no warranty that the values supplied or the sums of money expressed as being payable are accurate and the ingoing tenant should rely upon their own enquiries with the Local Rating Authority.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land and Buildings Transaction Tax (LBTT), registration dues and any VAT incurred thereon.

VAT

All prices, rents and premiums quoted are exclusive of VAT at current rate.

VIEWING

All arrangements to view the premises are **STRICTLY** by prior arrangement.

Consultants:

Contact:

Tel:

Mobile:

Email:

Web:

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