



RETAIL INVESTMENT

- > SMALL RETAIL INVESTMENT LET UNTIL 17TH SEPTEMBER 2033
- > ANNUAL RENT £7,800 PER ANNUM
- > ASKING PRICE – OFFERS OVER £69,000
- > NET INITIAL YIELD – 11.3%

FOR SALE

20 CRIEFF ROAD, PERTH, PH1 5AF

CONTACT: Jonathan Reid – j.reid@shepherd.co.uk – Tel. 01738 638188

www.shepherd.co.uk



LOCATION

Perth, which has a population of approximately 45,000 persons (Source: Perth & Kinross Council), is the principal area of Perth & Kinross District and has recently been awarded City status.

Historically known as the gateway to the Highlands, Perth enjoys close proximity to Scotland's main cities with 90% of the country's population accessible within 90-minute drive time. Dundee lies approximately 22 miles to the east with Edinburgh 43 miles to the south and Glasgow 61 miles to the southwest.

Perth is located at the base of the River Tay in the heart of Scotland with the A9 and A90/M90 giving easy access to Dundee, Edinburgh, Glasgow and the south beyond.

The subjects form part of a prominent retail parade on the fringe of Perth City Centre. Surrounding occupiers comprise several hot food takeaways, suntan salon and other local occupiers.

DESCRIPTION

The subjects comprise a mid terraced retail unit of brick construction with pitched slare roof over.

They trade as a small convenience store.

ACCOMMODATION	Net SQ. M.	Net SQ. FT.
Ground Floor		
Sales Area, Store and W.C.	35.28	380
TOTAL	35.27	380

LEASE TERMS

The lease is let for a period of 20 years from 17th September 2013 on full repairing and insuring terms. The lease was assigned to the existing tenants during September 2015. The annual rent is £7,800 and is subject to five yearly reviews.

TERMS

Our client is seeking offers in excess of £69,000 for their heritable interest subject to the existing lease. This would represent a net initial yield of 11.3%.

EPC

Available upon request.

VAT

Prices are quoted exclusive of VAT (if applicable).

RATEABLE VALUE

The subjects have been assessed for rating purposes at a Rateable Value of £3,350.

The property therefore qualified for 100% rates relief.

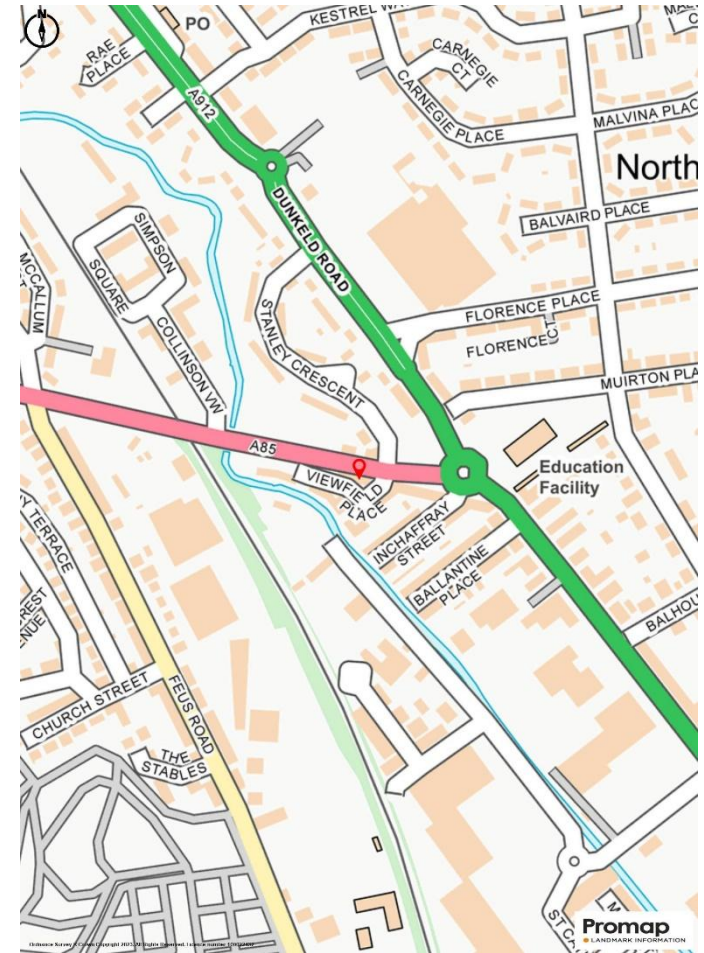


MONEY LAUNDERING

The money laundering, terrorist financing and transfer of funds (information on the payer) regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also and any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

VIEWING/FURTHER INFORMATION

Strictly by appointment with the sole selling agent.



For further information or viewing arrangements please contact the sole agents:

Shepherd Chartered Surveyors 2 Whitefriars Crescent, Perth, PB2 0PA
Jonathan Reid – j.reid@shepherd.co.uk – Tel. 01738 638188

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J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but 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; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017.