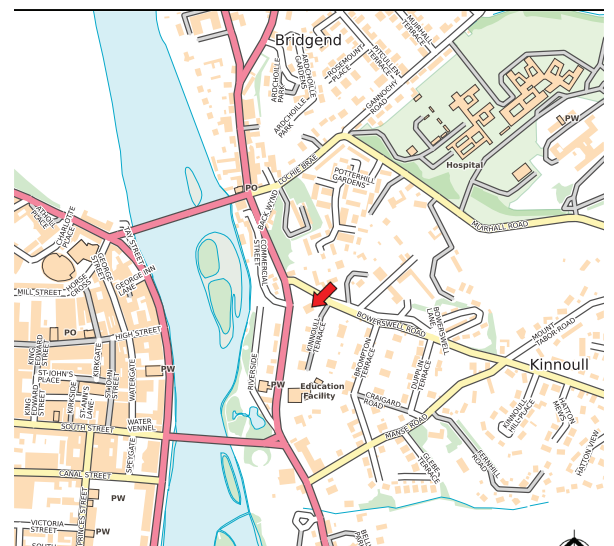




2 Dundee Road, Perth, PH2 7DW

- Offices from 37 sq m
- Excellent parking provision
- Great accessibility and close to city centre
- Quality working environment
- Flexible lease arrangements
- May qualify for 100% rates relief





LOCATION

Perth is a city in central Scotland, on the banks of the River Tay. It is the administrative centre of Perth and Kinross Council area and the historic county town of Perthshire. As of mid-2020 the estimated population was 47,350 persons.

The subjects occupy an elevated position at the corner of Bowerswell Road and Dundee Road overlooking Perth city and the River Tay.

DESCRIPTION

Traditional villa set in substantial grounds with abundant carparking.

Accommodation over ground and first floors available on flexible/attractive terms with potential splits as shown below.

Shared toilet, kitchen facilities and meeting room.

ACCOMMODATION

We have measured the property in accordance with the RICS Property Measurement (2nd Edition), which incorporates the RICS Code of Measuring Practice (6th Edition).

Suite No.	SQ.M	SQ.FT
Ground floor suite 1	42.6	458
Ground floor suite 2	131.3	1,413
First floor suite 3	46.9	505
First floor suite 4	37	400

First floor shared, waiting area, meeting room, kitchen and toilet.

RATEABLE VALUE

Suite 1 - £4,100
 Suite 2 - £11,300
 Suite 3 - £5,200
 Suite 4 - £4,850

Unified business rate for year 2024/2025 is 49.8p exclusive of water and sewerage rates.

The tenants may qualify for 100% rates relief. Interested parties should make their own enquiries in this regard.

EPC

Available on request.

PRICE (INCLUDES PARKING)

Suite 1 - £6,500 p.a.
 Suite 2 - £16,500 p.a.
 Suite 3 - £7,000 p.a.
 Suite 4 - £5,500 p.a.

A service charge will be applicable for maintenance/upkeep of the common areas, insurance and building utilities etc. Further details available from letting agent.

TERMS

Available to let on commercial/flexible terms. Landlord responsible for external repairs and maintenance.

LEGAL COSTS & VAT

Prices quoted are exclusive of VAT.

VIEWING

Contact through the sole letting agents.

To arrange a viewing please contact:



Keith Scobbie

Partner

07803896947

keith.scobbie@g-s.co.uk



Garth Davison

Director

07809490581

garth.davison@g-s.co.uk

ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.

IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: Sept 2024