



**ALLIED
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SCOTLAND**

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BUSINESS FOR SALE

Frames Gallery, 10 Victoria Street, Perth, PH2 8LW

- ✔ A unique, family-owned, art gallery and picture framing business
- ✔ Held in same ownership since 1979 but available for sale now due to retirement
- ✔ Highly regarded Scotland-wide for displaying contemporary art with year-round exhibitions
- ✔ Heritable premises available extending to approx NIA 158.44 sq m (1,705 sq ft)

Commercial Valuation | Agency | Investment Advice
Building Consultancy | Lease Renewals and Rent Review | Energy Reports



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LOCATION

Perth is the administrative centre for Perth and Kinross District and is located on the banks of the River Tay in the heart of Scotland. It has a population of around 45,000 people.

Situated just off the M9 it enjoys close proximity to Scotland's major cities and around 90% of the country's population is accessible within a 90-minute drive. Dundee lies approximately 22 miles to the east with Edinburgh 43 miles to the south and Glasgow 61 miles to the southwest.

The premises are located close to the corner of Victoria Street where it connects with Princes Street. The surrounding properties are generally residential in nature but there is a Matalan store and car park directly opposite with a range of other commercial occupiers on Princes Street.

BUSINESS OVERVIEW

Frames Gallery is a thriving, family-owned, independent art gallery and picture framing business located in the centre of Perth.

Since it first opened in 1979, Frames Gallery has built a reputation for displaying some of Scotland's most sought-after contemporary artists. It was even the first art gallery in the country to embrace 'online' in 1996 when its website www.framesgallery.co.uk was launched.

The business, which has been based in Victoria Street since 1991, is owned and operated by a husband-and-wife team supported by several full-time and part-time members of staff; one of which has been there for 31 years.

The business goodwill, heritable title to the property, fixtures and fittings are now being sold due to the retirement of the Business Partners. It offers an excellent opportunity for those with experience in art galleries to continue and develop further the services offered.

ACCOMMODATION DETAILS

The premises are split into various areas comprising a bright front shop/gallery, complete with original fireplace, leading through to further gallery and framing displays.

VIEWING AND FURTHER INFORMATION

By appointment through the sole selling agent Allied Surveyors Scotland plc.

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An extension was added to the property in 1997 and this now provides around 550 sq ft of exhibition space for hosting events. From here there is a door leading outside to a large area laid to gravel which could be utilised for hosting outdoor events.

The workshop accommodation, meanwhile, is accessed just off the gallery providing space for storage and preparation as well as a dedicated framing area. It benefits from large double doors off Victoria Street allowing materials to be delivered.

MEASUREMENTS

According to our recent measurement survey the premises contain the following approximate net internal area:

158.44 sq m (1,708 sq ft)

GUIDE PRICE

£220,000 is sought for the heritable title to the property (English equivalent of Freehold) and business goodwill with stock added at valuation (SAV).

ENERGY PERFORMANCE CERTIFICATE

The EPC rating is **D**.

RATEABLE VALUE

According to the Scottish Assessor's website (www.saa.gov.uk) the subjects have a Rateable Value of £8,600 effective 1st April 2017. The uniform business rate for the current year is £0.49 pence in the pound.

UTILITIES

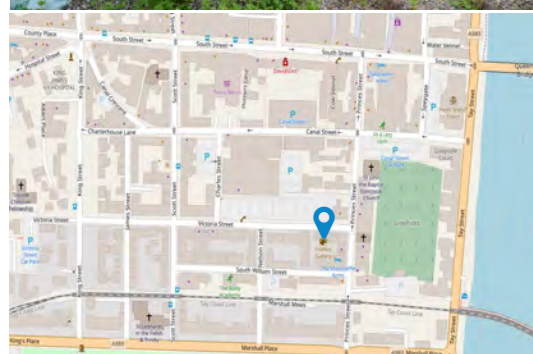
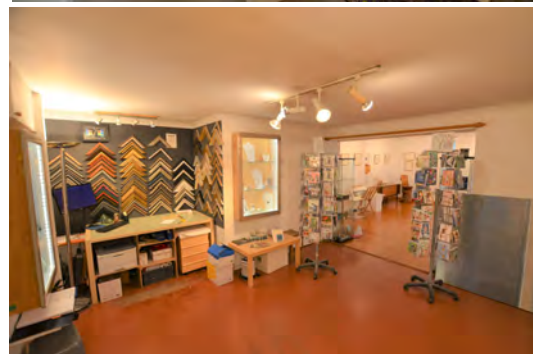
The property is served by mains electricity, gas and water.

LEGAL COSTS

Each party shall bear their own legal costs with the eventual tenant liable for any LBTT and Registration Dues.

ENTRY

Upon completion of a formal missive under Scots Law.



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