



**ALLIED  
SURVEYORS  
SCOTLAND**

Tel. 0131 357 4455 [www.alliedsurveyorsScotland.com](https://www.alliedsurveyorsScotland.com)



## FOR SALE/MAT LET

10 County Place, Perth, PH2 8EE

- 🕒 Immaculately presented, double-windowed property in central Perth
- 🕒 Fully fitted former hair salon with all fixtures and fittings available
  - 🕒 Excellent owner occupier or business start-up opportunity
  - 🕒 Located a short walk form High Street and South Street
  - 🕒 Approximately 68.43 sq m (736.47 sq ft)

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





# ALLIED SURVEYORS SCOTLAND

## 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 property is situated on the south side of County Place which is a principal thoroughfare connecting with South Methven Street, South Street and King Place. Nearby commercial occupiers include John Ferguson, New County Hotel, VPZ and Pizza Express.

## DESCRIPTION

The subject comprises of a double-fronted retail unit arranged over ground and basement of a five-storey tenement building. We understand the premises benefits from class 1 (shops) consent.

Previously trading as a hairdresser, the premises is fully fitted with 8 workstations and 3 hair wash basins plus associated fixtures and fittings. The premises is currently in walk-in condition with attractive décor, laminate flooring, modern lighting and a ceiling cornice.

To the rear of the salon is a WC and a floor hatch to access the basement which provides storage accommodation.

## MEASUREMENTS

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

68.43 sq m (736.47 sq ft)

## TERMS

Our client is seeking offers over £85,000 exclusive of VAT for the Heritable title and the available fixtures and fittings.

Alternatively, our client will consider letting the property at a rent of £708.33 pcm (£8,500 per annum).

## RATEABLE VALUE

According to the Scottish Assessor's website (www.saa.gov.uk) the subjects have been entered into the valuation roll at £7,500. The uniform business rate for the current year is £0.49 pence in the pound.

Occupiers may be eligible for 100% rates relief through the Small Business Bonus Scheme if the combined rateable value of all their business premises in Scotland is £35,000 or less.

## UTILITIES

The property is served by mains electricity and water.

## ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate rating is pending.

## LEGAL COSTS

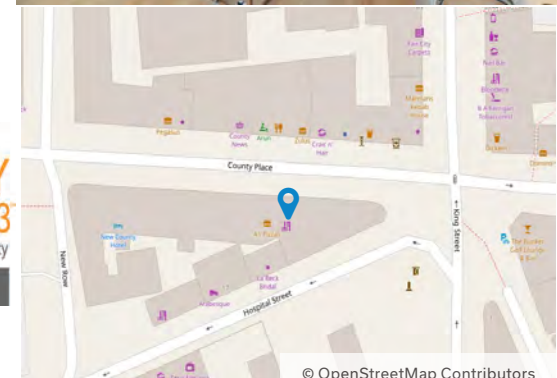
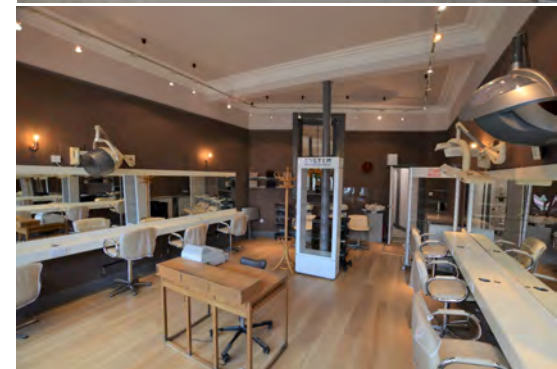
Each party shall be responsible for their own legal costs incurred in connection with the transaction with the purchaser liable for any LBTT and VAT.

## ANTI-MONEY LAUNDERING

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on 26th June 2017. This now requires us to conduct due diligence not only on our client but also on 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 any transaction can proceed.

## ENTRY

Upon completion of a formal missive under Scots Law.



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## VIEWING AND FURTHER INFORMATION

By appointment through the sole letting agents Allied Surveyors Scotland plc.

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