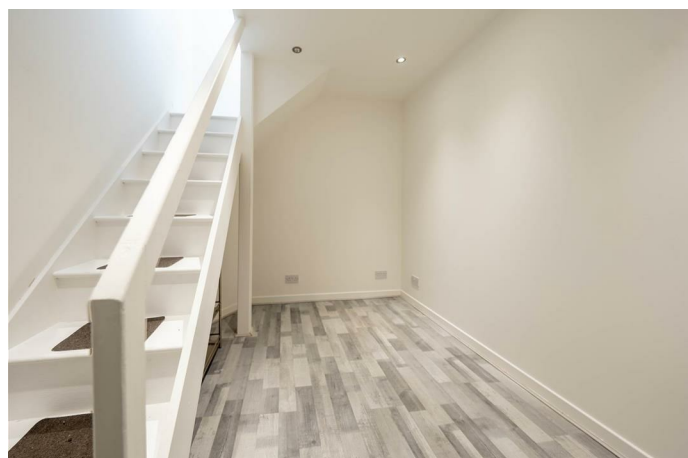
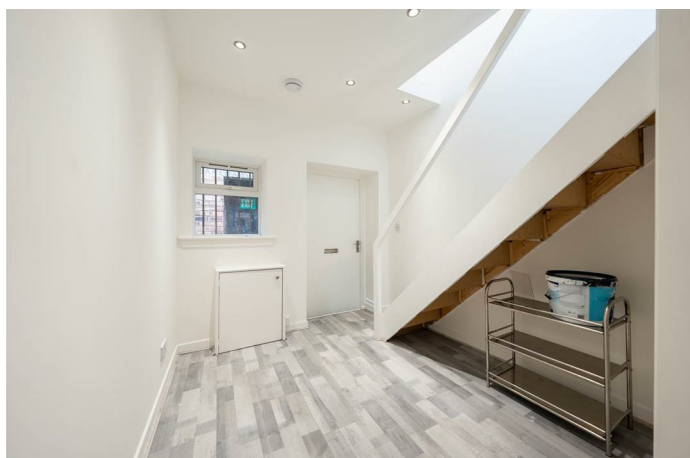


Simple Approach



223 High Street, Perth
PH1 5PB

Offers over £34,950

Simple Approach are pleased to welcome a fantastic opportunity to purchase this very well presented commercial unit situated within the Centre of Perth. This charming commercial property on High Street presents an exceptional opportunity for both aspiring business owners and savvy investors.

The property includes a reception area, work space, kitchen and convenient WC facility, ensuring that both staff and visitors have access to essential amenities. With its low maintenance requirements, this unit is perfect for those looking to establish a starter business without the burden of extensive upkeep.

The versatility of this space allows for a variety of uses, making it an ideal choice for different types of enterprises. Whether you envision a quaint office space, a beauty room or storage for your growing inventory, this property can accommodate your vision.

Situated in a prime location, the unit benefits from high foot traffic and visibility, enhancing the potential for success. This is not just a property; it is a gateway to your entrepreneurial dreams. Seize this excellent opportunity to invest in a thriving area and make your mark in the vibrant community of Perth.

Ground Floor Area

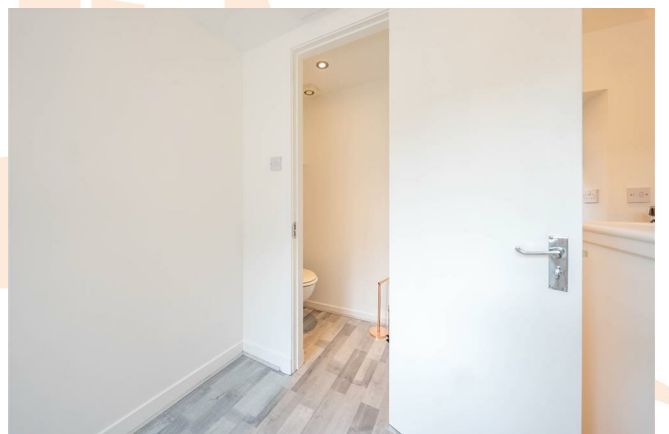
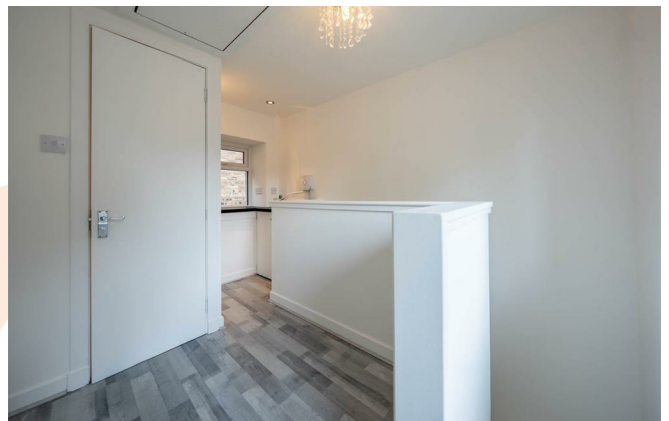
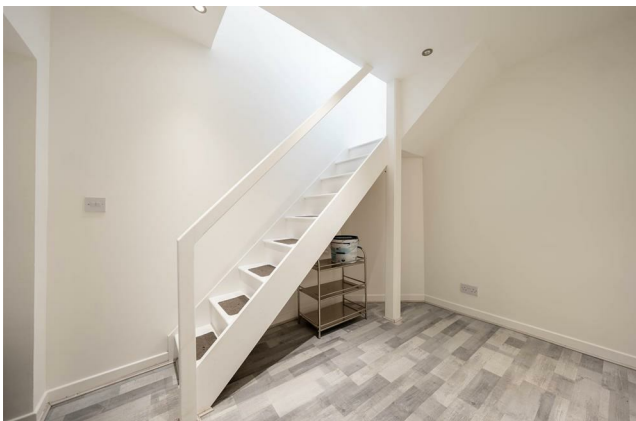
7'7" x 9'10" (2.32 x 3)

First Floor

7'9" x 9'11" (2.38 x 3.04)

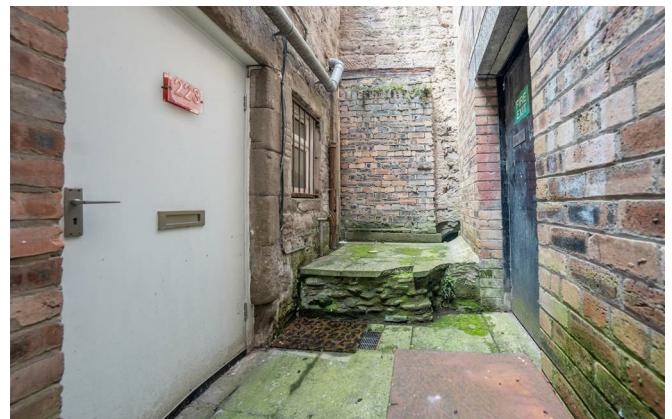
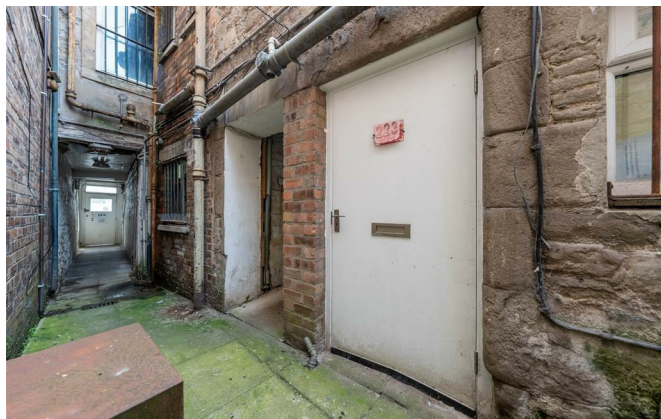
WC

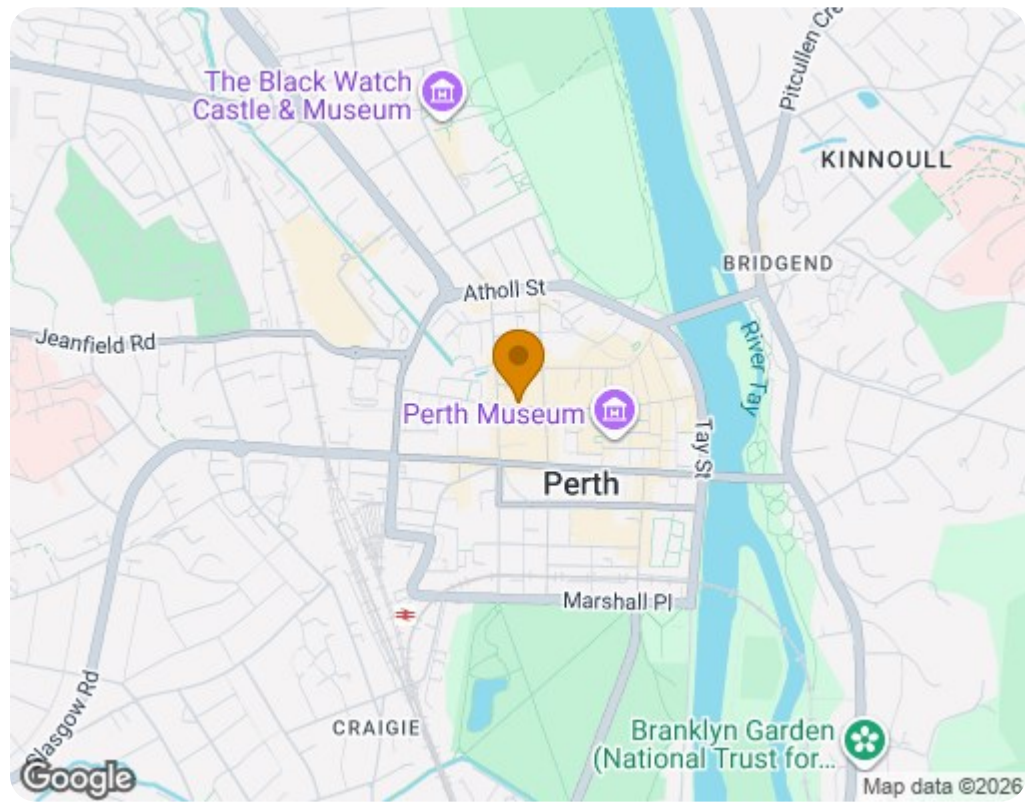
4'10" x 2'3" (1.48 x 0.70)





- Ideal Commercial Unit In The Centre Of Perth
- Ideal Starter Business Premises
- Excellent Opportunity For Owners And Investors
- Bright & Modern Interior
- Low Maintenance Commercial Unit
- Think this might be the property for you? Contact our mortgage team to discuss your options!
- WC & Kitchen Facility
- Suitable For Variety Of Uses
- No Rates Payable





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland		EU Directive 2002/91/EC