



5 Atholl Place, Perth, PH1 5ND

- Newly refurbished period style building
- Excellent provision of private car parking (15 spaces)
- Prominent central position opposite North Inch
- Development possibilities
- Residential consent pending
- Potential town house or flatted conversion (subject to consents)



LOCATION

The City of Perth with population of circa 47,000 is the administrative centre for Perth and Kinross Council with other major employers including Aviva, SSE and Stagecoach Group.

With the M90, A90 and A9 arterial routes linking to Scotland's other major cities, Perth is extremely well connected with a significant portion of Scotland's population living within a one hour's drive time. The property is located at the heart of the Perth City Centre Business District and overlooks the open parkland of the North Inch.

Location	Distance (miles)	By Car (mins)	By Train (mins)	By Bus (mins)
Dundee	21	30	21	40
Stirling	34	45	35	35
Edinburgh	43	55	45	70
Glasgow	60	74	65	104
Aberdeen	81	100	95	120

DESCRIPTION

Category "B" Listed office which has recently been extensively refurbished both internally and externally to a good standard. Internally, the property provides a variety of cellular and open plan accommodation and benefits from the following;

- Extensive secure car parking (15 spaces)
- Upgraded/modern heating
- Mainly double glazed
- Extremely well presented ready for immediate occupation

RESIDENTIAL CONVERSION

A planning application has been submitted to Perth and Kinross Council for residential conversion.

ACCOMMODATION

Floor	Sq m	Sq ft
Lower Ground	72	775
Ground	80	852
First	72	775
Attic	68	732
Total	292	3,134

These net internal areas have been calculated in accordance with the RICS Code of Measuring Practice (6th edition).



EPC

Available upon request.

QUOTING TERMS

The property is available to lease on commercial terms, at an asking rent in the region of £30,000 per annum. Prices are exclusive of VAT (VAT is not applicable).

Offers are invited for the outright sale.

RATEABLE VALUE

The subjects are entered in the Valuation Roll at a Rateable Value of £35,200.

The unified Business Rate 2019/2020 is 0.49p excluding water and sewage rates.

LEGAL COSTS

Each party will be responsible for their own legal costs with the ingoing tenant responsible for LBTT and registration dues. thereon.

FURTHER INFORMATION AND VIEWING

Further information and viewing arrangements are available by contacting the Sole Letting Agents, Messrs Graham + Sibbald.

To arrange a viewing please contact:



Keith Scobbie
Agent
keith.scobbie@g-s.co.uk
01738 445 733



Murray Watson
Graduate Surveyor
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