

## TO LET/MAY SELL

### 15 & 17 CANAL STREET (INNER RING RD) PERTH

#### Prominent Retail Showrooms



#### Location

The thriving market town of Perth with a resident population in excess of 43,000 persons is situated in the heart of Tayside about 40 miles to the north of Edinburgh.

The subjects are prominently located on the north side of Canal Street which forms part of Perth Inner ring Road. Nearby occupiers include **WILLIAM LOW**, **KWIK FIT**, **ITALIAN CORNER**, **IGF KITCHENS** along with a number of pubs and restaurants. A car park is located directly opposite the premises which are in close vicinity to the town centre.

#### Description

The subjects comprise 2 multi fronted retail units contained within a single storey property in conjunction with a three storey sandstone building to the rear of the showrooms. It is our clients intention to put a new roof over the retail units and provide new shop fronts. Our client also intends to put a new roof on the rear 3 storey building and replace the windows The accommodation provided is as follows:

Toilet and kitchen/staff facilities are provided at ground floor level.

#### 15 Canal Street (ex toy shop)

GROSS FRONTAGE	DEPTH
52' 0 (15.8m)	106' 4 (32.4m)
Front Sales	2481 sq ft (230 sq m)
Rear Sales	886 sq ft (82 sq m)
<b>Total Net Floor Area</b>	<b>3727 sq ft (346 sq m)</b>

#### 17 Canal Street (ex pet shop)

GROSS FRONTAGE	DEPTH
70' 0 (21.3m)	97' 4 (29.6m)
Front Sales	4312 sq ft (400 sq m)
Rear Sales	1170 sq ft (109 sq m)
<b>Total Net Floor Area</b>	<b>5482 sq ft (509 sq m)</b>

Total combined Ground Gross Floor area 10695 sq ft (993.6 sq m) including current fire escape passages etc. There is also potential to provide an additional shop unit extending to 1240sqft (115.2sqm) at 13 Canal Street. Details on request.

#### Rateable Value

We are verbally advised that the premises have current rateable values of:

15 - £27,900 / 17 - £21,000

#### Rent

13/15	£50,000 pa
17/19	£30,000 pa
<b>Combined rent</b>	<b>£75,000 pa</b>

#### Lease Terms

The subjects will be offered on a new FRI lease for a period to be negotiated but incorporating periodic rent reviews.

#### Price

Alternatively our clients may consider a sale of their heritable interest. Price on application.

#### Legal Costs

The ingoing tenant will be responsible for all legal costs incurred in connection with the transaction.

#### VAT

All prices, premiums and rents quoted are exclusive of VAT.

#### Entry

By arrangement.

#### Viewing & Further Information

Call the sole Agents:

Colin Dalkin

Dalkin + Co, 126 West Regent Street, Glasgow, G2

T: 0141 222 5790 - M: 07766 203213

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## Location Map - 15 & 17 Canal St Perth



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