

# Lot 41, KS Kitchens Perth, Highland House, St Catherine's Road, Perth, Scotland PH1 5YA

For sale by Auction on 30th March 2023 (unless sold or withdrawn prior)



# Lot 41, KS Kitchens Perth, Highland House, St Catherine's Road, Perth, Scotland PH1 5YA

For sale by Auction on 30th March 2023 (unless sold or withdrawn prior)

## Property Information

### High Yielding Heritable Retail Investment

- Entirely let to tenant trading as KS Kitchens Perth
- Lease expires November 2024
- Opposite St Catherine's Retail & Leisure Park where retailers include TK Maxx, The Food Warehouse by Iceland, Costa Coffee, Halfords, Home Bargains, Tim Hortons and KFC

#### Lot

41

#### Auction

30th March 2023

#### Rent

£14,000 per Annum Exclusive

#### Status

Available

#### Sector

High Street Retail

#### Auction Venue

Live Streamed Auction

### Location

#### Miles

43 miles north of Edinburgh, 63 miles north-east of Glasgow

#### Roads

A9, A85, A90, M90

#### Rail

Perth Train Station

#### Air

Edinburgh Airport

### Situation

Perth is located in the heart of Scotland being 43 miles north of Edinburgh and 63 miles north-east of Glasgow, and boasts excellent communication links via the A9, A85 and A90. The property is located just off the busy thoroughfare of Dunkeld Road and is opposite St Catherine's Retail & Leisure Park where retailers include TK Maxx, The Food Warehouse by Iceland, Costa Coffee, Halfords, Home Bargains, Tim Hortons and KFC.

### Tenure

Heritable. (Scottish Equivalent of Freehold)

### EPC

See Legal Pack

### Description

The property comprises a ground floor shop, forming part of a larger building.

### VAT

VAT is applicable to this lot.

### Completion Period

Six Week Completion

#### DISCLAIMER

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

# Lot 41, KS Kitchens Perth, Highland House, St Catherine's Road, Perth,

**Scotland PH1 5YA**

For sale by Auction on 30th March 2023 (unless sold or withdrawn prior)



## Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m (1)	Floor Areas Approx sq ft (1)	Tenant	Term	Rent p.a.x.
Ground	Retail/Ancillary	131.92	(1,420)	AN INDIVIDUAL (t/a KS Kitchens Perth) (2)	5 years from 22/11/2019	£14,000
<b>Total</b>		<b>131.92</b>	<b>(1,420)</b>			<b>£14,000</b>

(1) Areas provided by Scottish Assessors Association ([www.saa.gov.uk](http://www.saa.gov.uk))

(2) KS Kitchens Perth are a family-run supplier of affordable German Kitchens. ([www.kskitchensperth.co.uk](http://www.kskitchensperth.co.uk))

# Lot 41, KS Kitchens Perth, Highland House, St Catherine's Road, Perth, Scotland PH1 5YA

For sale by Auction on 30th March 2023 (unless sold or withdrawn prior)



**Lot 41, KS Kitchens Perth, Highland House, St Catherine's Road, Perth,  
Scotland PH1 5YA**

For sale by Auction on 30th March 2023 (unless sold or withdrawn prior)



High Yielding Heritable Retail Investment

[www.acuitus.co.uk](http://www.acuitus.co.uk)

# Lot 41, KS Kitchens Perth, Highland House, St Catherine's Road, Perth, Scotland PH1 5YA

For sale by Auction on 30th March 2023 (unless sold or withdrawn prior)



# Lot 41, KS Kitchens Perth, Highland House, St Catherine's Road, Perth,

Scotland PH1 5YA

For sale by Auction on 30th March 2023 (unless sold or withdrawn prior)



# Lot 41, KS Kitchens Perth, Highland House, St Catherine's Road, Perth,

Scotland PH1 5YA

For sale by Auction on 30th March 2023 (unless sold or withdrawn prior)

## Contacts

### Acuitus

**David Margolis**  
+44 (0)20 7034 4862  
+44 (0)7930 484 440  
[david.margolis@acuitus.co.uk](mailto:david.margolis@acuitus.co.uk)

**Mhairi Archibald**  
+44 (0)7718 899 341  
[Mhairi.archibald@acuitus.co.uk](mailto:Mhairi.archibald@acuitus.co.uk)

### Seller's Solicitors

**Archibald Sharp Solicitors**  
270 Dumbarton Road  
Partick  
Glasgow  
G11 6TX

**Jim Craig**  
0141 339 3036  
[jcraig@archibaldsharp.co.uk](mailto:jcraig@archibaldsharp.co.uk)

### Associate Auctioneers



3 Charlotte Street  
Perth  
PH1 5LW

**Garth Davison**  
07809 490 581  
[garth.davison@g-s.co.uk](mailto:garth.davison@g-s.co.uk)

## Misrepresentation Act

Acuitus Limited, for themselves and for the vendors of this property, whose agents they are, give notice that

- (i) the particulars and any further information communicated by any means to potential purchasers of the property described in the particulars, or their advisers, in connection with the possible sale of the property are provided solely for the purpose of assisting potential purchasers in deciding whether they wish to proceed with further investigation of the property and do not constitute either the whole or any part of an invitation, offer or contract for sale of the property;
- (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct as at the date of the particulars (or the date of the relevant information if earlier). However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to the accuracy of such details. No responsibility or liability is or will be accepted by Acuitus Limited, the vendor(s) of the property or any of their respective subsidiaries, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, in connection with the possible sale of the property.

No person in the employment of Acuitus Limited or the vendor(s) has authority to make or give any representation or warranty, express or implied, in relation to the property. References to Acuitus Limited include any joint agents acting with Acuitus Limited.  
September 2020