

Lot 54, 56/58 Watergate, Perth,

PH1 5TF

For sale by Auction on 18th May 2023 (unless sold or withdrawn prior)



Heritable Office Opportunity

www.acutus.co.uk

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Property Information

Heritable Office Opportunity

- Comprises Three Storey Office Building
- Approximately 281.70 sq m (3,031 sq ft)
- Located in Central Perth
- Immediate asset management opportunity
- VAT Free Opportunity

Lot

54

Auction

18th May 2023

Vacant Possession

Status

Available

Sector

Office

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 situated on Watergate Street between High Street and South Street. The immediate vicinity is predominantly office occupiers. St Johns Shopping Centre is also located nearby with occupiers including Primark, Waterstones, Costa, The Works and Trespass.

Tenure

Heritable.

Description

The property comprises an office building arranged over ground, first and second floors.

VAT

VAT is not applicable to this lot.

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Possession
Ground	Office	130.00	(1,399)	VACANT POSSESSION
First	Office	126.00	(1,356)	
Second	Office	25.70	(276)	
Total		281.70	(3,031) (1)	

(1) The floor areas stated above are those published by the Scottish Assessors Association (www.saa.org.uk).

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September 2020