## **PH1 5TF**

For sale by Auction on 18th May 2023 (unless sold or withdrawn prior)





**Heritable Office Opportunity** 

www.acuitus.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**Auction
54
18th May 2023

Vacant Possession Status

Available

**Auction Venue** 

Live Streamed Auction

Sector

Office

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.

DISCLAIME

These particulars are for your convenience only. They do not form part of the auction 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.

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## **Tenancy & Accommodation**

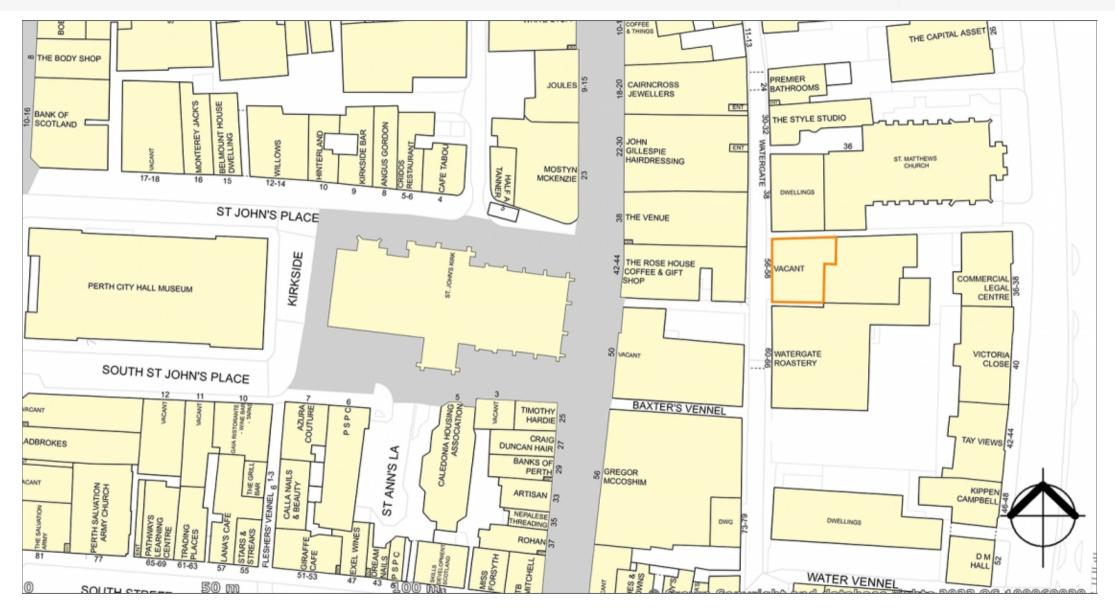
Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Possession
Ground First Second	Office Office	130.00 126.00 25.70	(1,399) (1,356) (276)	VACANT POSSESSION
Total		281.70	(3,031) (1)	

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

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### **Contacts**

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#### Seller's Solicitors

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