

# Lot 51, 135 High Street, Perth,

**PH1 5TJ**

For sale by Auction on 13th July 2023 (unless sold or withdrawn prior)



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## Property Information

### Hertiable Retail Investment

- Let to C&J Clark International Limited (t/a Clarks)
- Ground floor shop let by way of 5 year lease renewal (subject to option)
- Approximate floor area of 271.88 sq m (2,926 sq ft)
- Close to St John's Shopping Centre
- Nearby occupiers include Marks & Spencer, Tesco Express, Sainsbury's Local, Starbucks, Caffè Nero, Pizza Express, Boots the Chemist and WHSmith

#### Lot

51

#### Auction

13th July 2023

#### Rent

£35,000 per Annum Exclusive

#### Status

Available

#### Sector

High Street Retail

#### Auction Venue

Live Streamed Auction

On Behalf of a Global Real Estate  
Investment Firm

### 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 prominently situated on High Street, near an entrance to St John's Shopping centre where retailers include Primark, Pandora, Costa Coffee, Greggs and Waterstones. Other nearby occupiers include Marks & Spencer, Tesco Express, Sainsbury's Local, Starbucks, Caffè Nero, Pizza Express, Boots the Chemist and WHSmith.

### Tenure

Heritable. (Scottish Equivalent of Freehold).

### Description

The property comprises a shop with retail and ancillary accommodation arranged on the ground floor only.

### VAT

VAT is applicable to this lot.

### Completion Period

Six Week Completion

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### Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.
Ground	Retail/Ancillary	271.88	(2,926)	C. & J. CLARK INTERNATIONAL LIMITED (t/a Clarks) (1)	5 years from June 2023 (2)	£35,000
<b>Total</b>		<b>271.88</b>	<b>(2,926) (3)</b>			<b>£35,000</b>

(1) For the year ending 29th January 2022, C&J Clark International Limited reported a turnover of £511,900,000, a pre tax profit of £12,700,000 and a Net Worth of £85,200,000 (www.northrow.com).

(2) The lease provides for a tenant option to determine the lease on 11/04/2026 upon serving 6 months written notice.

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

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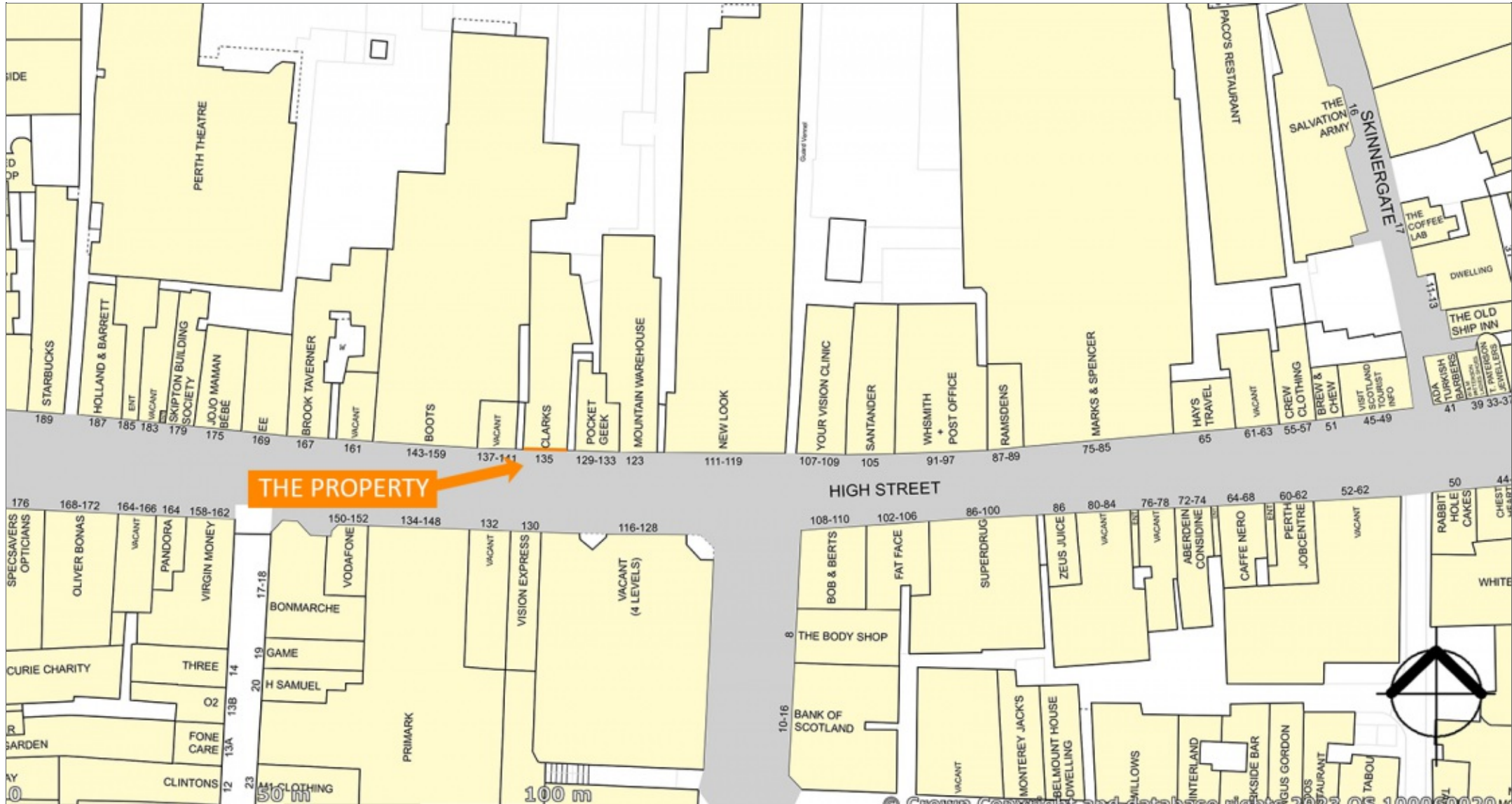
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## Contacts

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September 2020