

FOR SALE

2,862.87 sq m (30,816 sq ft)
with dedicated parking

MIXED USE INVESTMENT

HIGHLAND HOUSE
ST CATHERINE'S ROAD
PERTH PH1 5YA

INVESTMENT SUMMARY

- Located in Perth city centre, adjacent to St Catherine's Retail Park and Dunkeld Road in a busy mixed commercial and residential area
- Mix of long standing commercial tenants over ground and upper floors
- Most recent letting to Optical Express
- Passing rent of £155,999, contracted rent £163,999
- Offers over £950,000 are invited
- NIY 15.55%





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PRICE

Offers over £950,000 are invited for the Heritable Title, subject to the leasing agreements in place. A purchase at this level represents a NIY of 15.55% assuming for standard purchasers cost.

LEGAL COSTS

Each party will be responsible for their own legal costs.

VAT

The subjects have been elected for VAT. It is anticipated that the sale of the property will be treated as a Transfer of a Going Concern (TOGC) and therefore no VAT will be payable. Interested parties are encouraged to make their own enquiries in this regard.

MONEY LAUNDERING

To comply with Anti-Money Laundering Regulations, we are legally required to undertake due diligence on prospective purchasers which will at the minimum include proof of identity/ address and funding. Applicable documentation will therefore be required on agreement of heads of terms.

FURTHER INFORMATION AND VIEWING

Further information and viewing arrangements are available by contacting the Sole Selling Agents, Messrs Graham + Sibbald.

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