

## lot 34

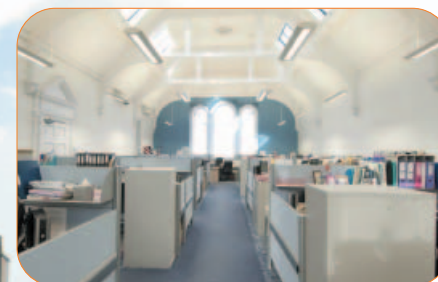
Rent  
**£135,500**  
per annum  
exclusive

### 17, 19 & 21 George Street, Perth Perth and Kinross PH1 5JY

Heritable (Scottish Equivalent of English Freehold) Retail/Office Investment

- Let to Thorntons Law LLP until 2022 (subject to option)
- Prominent retail position in historic city centre
- Approximately 907.17 sq m (9,765 sq ft)

- Affluent retailing centre with nearby occupiers including Marks & Spencer, Debenhams, Top Shop and HSBC
- Six Week Completion Available





lot 34

Rent  
£135,500  
per annum  
exclusive



### Location

Miles: 43 miles north of Edinburgh  
63 miles north-east of Glasgow

Roads: M90, A9, A85, A90

Rail: Perth (Glasgow in 1 hour and Edinburgh in 1 hour 20 minutes)

Air: Perth Airport

### Situation

The property is prominently situated on the east side of George Street some 45 metres from its junction with High Street, Perth's prime pedestrianised retail thoroughfare. Nearby occupiers on George Street include Thomas Cook and Your Move Estate Agent, while High Street provides numerous national retailers including Marks & Spencer, Debenhams, Top Shop, HSBC and Argos.

### Description

The property, an attractive Listed building situated in a Conservation Area, has been subject to a comprehensive

refurbishment programme by the tenant and comprises a GROUND FLOOR RETAIL UNIT currently used as an estate agents together with MODERN OFFICE ACCOMMODATION on the first floor (extending over Unit 15) and second floor which is accessed via an impressive entrance fronting George Street. The property also benefits from an extensive basement accessed via the office.

### Tenure

Heritable (Scottish Equivalent of English Freehold).

Please note that the ground floor of Unit 15 (shaded blue) is not included in the sale. For further information, please refer to the title documents in the legal pack.

### VAT

VAT is applicable to this lot.

**Six Week Completion Available**

### Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Review/(Reversion)
Basement	Storage	157.90 sq m	(1,700 sq ft)	<b>THORNTONS LAW LLP (1)</b>	15 years from 19/10/2007 on a full repairing and insuring lease (2)/(3)	£135,500	18/10/2012 (18/10/2022)
Ground	Retail	58.97 sq m	(635 sq ft)				
Ground	Office	229.50 sq m	(2,470 sq ft)				
First	Office	132.00 sq m	(1,421 sq ft)				
First (Attic)	Office	141.50 sq m	(1,523 sq ft)				
Second	Office	171.50 sq m	(1,846 sq ft)				
Second (Attic)	Office	15.80 sq m	(170 sq ft)				
<b>Total</b>		<b>907.17 sq m</b>	<b>(9,765 sq ft) (4)</b>			<b>£135,500</b>	

- (1) Founded in 1857, Thorntons now has 29 partners and more than 270 staff, and has grown to become one of Scotland's leading and largest law firms. They have offices in Dundee, Perth, Arbroath, Forfar and Edinburgh. Their residential property division, Thorntons Property Services, is the largest estate agent in Tayside and Angus and is widely regarded as being the market leader. In the last year, they sold more than £140 million worth of property. (Source: www.thorntons-law.co.uk 26/01/2011) For the year ending 31st May 2009, Thorntons Law LLP reported a turnover of £13,797,000. (Source: www.riskdisk.com 26/01/2011)
- (2) Under the terms of the lease, the tenant has an option to determine on 18th October 2017 following nine months' written notice.
- (3) Please note that the lease is subject to a schedule of condition.
- (4) Please note that there is an express agreement in the lease that the net internal area of the property at the date of entry is 9,900 sq ft. These areas are from the Scottish Assessors.

### For further details please contact:

#### Jo Cordrey

Tel: +44 (0)20 7034 4854 Fax: +44 (0)20 7034 4869.  
Email: jo.cordrey@acuitus.co.uk

#### Gwen Thomas

Tel: +44 (0)20 7034 4857 Fax: +44 (0)20 7034 4869.  
Email: gwen.thomas@acuitus.co.uk

**www.acuitus.co.uk**

### Associate Auctioneers:

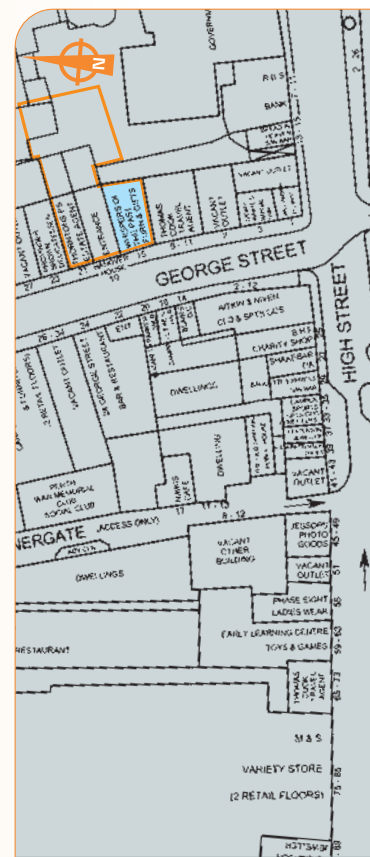
#### Jones Lang LaSalle

150 St Vincent Street, Glasgow G2 5ND.  
Tel: +44 (0)141 567 6634 Fax: +44 (0)141 221 9032.  
Email: douglas.wood@eu.jll.com  
Ref: Douglas Wood.

### Solicitors:

#### DLA Piper Scotland LLP

Rutland Square, Edinburgh EH1 2AA.  
Tel: +44 (0)131 242 5053 Fax: +44 (0)131 242 5523.  
Email: carolyne.hair@dlapiper.com  
Ref: Carolyne Hair.



Extract reproduced from the 1998 Edition of the Goad Plan Licence No. PU0007316 from Experian Goad, Hatfield, Herts. For identification purposes only - please see documentation.