

# MILLER GERRARD

Solicitors and Estate Agents



## TO LET

### THE HIGH STREET STORE, 2 HIGH STREET, COUPAR ANGUS, PH13 9DB

**THIS SPACIOUS COMMERCIAL USE SHOP AND/OR OFFICE PREMISES IS AVAILABLE FOR RENT ON A FULL REPAIRING AND INSURING BASIS. THE PROPERTY COVERS TWO FLOORS AND IS SITUATED IN A SUPERB TRADING LOCATION IN THE CENTRE OF COUPAR ANGUS, WITH AMPLE FREE ON-STREET PARKING, AND EXCELLENT FOOTFALL.**

- GROUND FLOOR COMPRISES FRONT SHOP WITH WINDOW DISPLAY AREA AND WC
- FIRST FLOOR INCLUDES AN OFFICE AND SMALL KITCHENETTE
- ELECTRIC HEATING
- DEPOSIT AND REFERENCES REQUIRED
- ENTRY BY NEGOTIATION - EPC BAND 'D'

**£500.00 PER CALENDAR MONTH**



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**THE HIGH STREET STORE, 2 HIGH STREET,**  
**COUPAR ANGUS, PH13 9DB**





This Tenancy will include the following conditions:-

- The right in favour of the Landlord to review the rent once a year.
- The Tenant must not carry out any structural alterations or re-decoration without having first obtained the consent of the Landlord.
- The Tenant should keep the premises clean and tidy.
- The Lease must not be assigned, the premises sub-let nor used for residential purposes.

Please Note, all new tenants will be required to pay 50% of the Legal costs incurred by the owner, in respect of the preparation of the Commercial Property Lease for The High Street Store, 2 High Street, Coupar Angus, PH13 9DB.

The rent is £500.00 per calendar month payable monthly in advance by standing order. A returnable deposit equivalent to one month's rent will be required.

In addition the Tenant will be responsible for any local authority rates payable, although the tenant may qualify for Business Rates Relief because of the low rateable value of the premises. Tenants should enquire to the Council as to whether they would qualify for rates relief.

The Landlord will arrange buildings insurance, but the Tenant shall be required to reimburse the Landlord for all buildings Insurance premiums and claims excesses, and shall also be responsible for the costs of any repair/restoration works not covered by the Landlord's Buildings Insurance.

References will be required.

## MILLER GERRARD

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The Studio,

13 High Street,

Blairgowrie,

PH10 6ET

Tel: 01250 873468

Fax: 01250 875257

[www.millergerrard.co.uk](http://www.millergerrard.co.uk)

## TO VIEW

Please contact Miller Gerrard Solicitors 01250 873468



THE ABOVE PARTICULARS, WHILE BELIEVED TO BE TRUE, ARE NOT GUARANTEED AND WILL NOT BE HELD TO FORM PART OF ANY CONTRACT

