

FOR SALE/TO LET

RETAIL/OFFICE SPACE

PRIME RETAIL FRONTAGE

PROMINENT CITY CENTRE LOCATION

NIA: 268.24 sq. m. (2,973 sq. ft.)

AVAILABLE TO LET AT £20,000 PER ANNUM

OFFERS OVER £200,000



VIDEO TOUR



WHAT 3 WORDS

23 ST JOHN STREET, PERTH, PH1 5SH

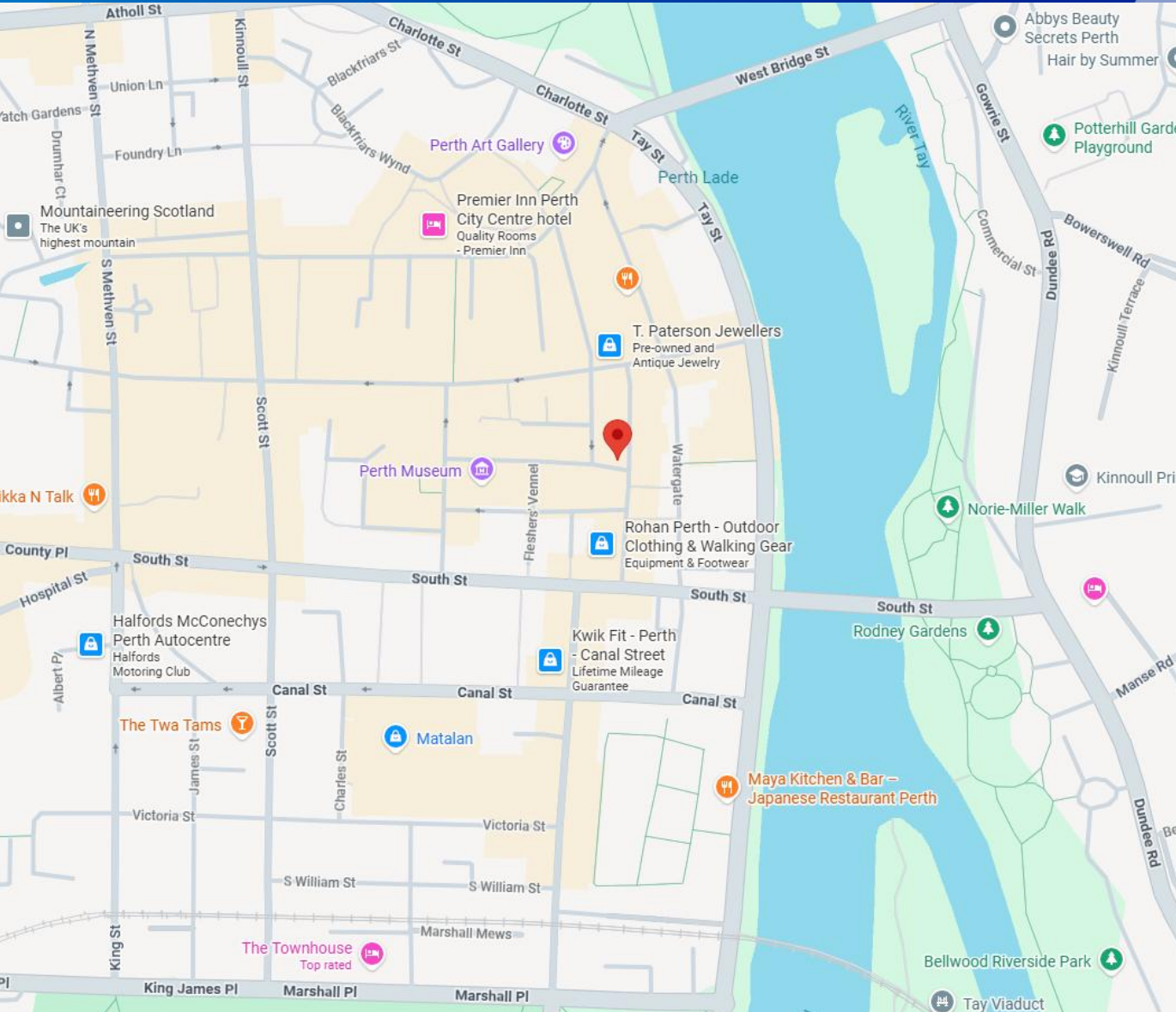
CONTACT: Jonathan Reid j.reid@shepherd.co.uk | 01382 878005 | shepherd.co.uk
Oliver Farquharson oliver.farquharson@shepherd.co.uk | 01382 878005 | shepherd.co.uk





Location

23 ST JOHN STREET, PERTH, PH1 5SH



Location

Perth, which has a population of approximately 45,000 persons (Source: Perth & Kinross Council), is the principal area of Perth & Kinross District and has recently been awarded City status.

Historically known as the gateway to the Highlands, Perth enjoys close proximity to Scotland's main cities with 90% of the country's population accessible within 90-minute drive time. Dundee lies approximately 22 miles to the east with Edinburgh 43 miles to the south and Glasgow 61 miles to the southwest.

Perth is located at the base of the River Tay in the heart of Scotland with the A9 and A90/M90 giving easy access to Dundee, Edinburgh, Glasgow and the south beyond.

The subjects are located in a prominent, busy and popular pedestrianised area. The subjects are a short distance from Perth Museum and the city's Café Quarter.



FIND ON GOOGLE MAPS



Description

23 ST JOHN STREET, PERTH, PH1 5SH



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The subjects comprise a substantial ground and first floor retail property forming part of a traditional corner tenement building, prominently positioned within the city centre.

The property benefits from extensive glazed frontage wrapping around the corner, offering excellent display opportunities and strong visibility.

Internally the ground floor accommodation includes a primary sales area with ancillary and storage to the rear.

The first-floor space is currently configured to provide office or consulting rooms together with further substantial storage space.

Accommodation

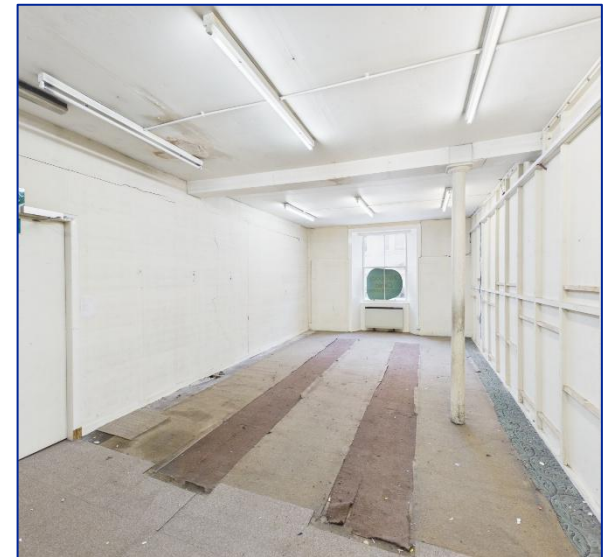
| | m ² | ft ² |
|---------------------|----------------|-----------------|
| Ground Floor | 67.76 | 729 |
| First Floor | 208.48 | 2,244 |
| TOTAL | 268.24 | 2,973 |

The above floor areas have been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).



Description

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Lease Terms

The subjects are available to let at £20,000 per annum for a negotiable period of time.

Price

Our client is considering offers over £200,000 for their heritable interest.

Rateable Value

The premises have been assessed for rating purposes and are entered in the Valuation Roll for the current year at:

Net and Rateable Value: £13,400

The Unified Business Rate for the financial year 2026/2027 is 48.1 pence exclusive of water and sewerage.

Energy Performance Certificate

Available upon request.

VAT

All prices are quoted exclusive of VAT.

Legal Costs

Each party to bear their own legal costs in connection with this transaction.



Get in Touch

For further information or viewing arrangements please contact the sole agents:



Jonathan Reid

j.reid@shepherd.co.uk



Oliver Farquharson

Oliver.farquharson@shepherd.co.uk

Shepherd Chartered Surveyors

13 Albert Square Dundee DD1 1XA

t: 01382 878005



ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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