

TO LET
RETAIL

 **GRAHAM
SIBBALD**



**18 Scott Street
Perth
PH1 5EJ**

- Attractive letting opportunity
- City centre location
- Ample car parking close by
- Adjacent national operators including St John's Shopping Centre
- Suitable for a variety of commercial uses (stc)
- NIA: 145.18 sq.m (1,562 sq.ft.)

LOCATION

The city of Perth has a resident population of approximately 46,000 persons, with the population of the surrounding catchment area estimated to be in the region of 130,000.

Perth is situated approximately 20 miles west of Dundee, 40 miles north of Edinburgh and 60 miles north east of Glasgow lying at the hub of Central Scotland's road network.

More precisely, the subjects are situated on the east side of Scott Street, close to its junction with the busy High Street. The subjects sit adjacent to the St. John's Shopping centre and opposite the Scott Street car park

Scott Street itself and surrounding areas, are home to a variety of established national traders, to include Greggs, Subway, Papa John's, Sainsbury's etc.

The approximate location is shown by the OS plan.



DESCRIPTION

The subjects comprise a ground floor and basement Class 1a unit. The property is contained within an attractive mid terraced stone and slate building. The property benefits from a sizeable glazed display frontage directly onto Scott Street.

Accommodation is largely open plan and regular in configuration at ground floor level, comprising a bright main retail area with rear storage, staff and WC facilities.

Basement accommodation is accessed at the rear of the ground floor and down a permanent stair. Accommodation at this level provides for storage.

The property may suit a variety of uses, subject to the required consents.

ACCOMMODATION

We have measured the property in accordance with the RICS property measurement (2nd edition) which incorporates the RICS code of measuring practice (6th edition) to arrive at the following net internal area:

Ground Floor - 90.01 sq.m (968 sq.ft)
Basement Level - 55.17 sq.m (593 sq.ft)

RATEABLE VALUE

The subjects are entered into the Valuation Roll with a Rateable Value of £15,600.

EPC

Available on request.

TERMS

The subjects are available To Let on standard commercial terms at an asking rent in the region of £16,000 per annum.

Incentives may be offered to an incoming tenant depending on lease terms agreed and tenant covenant.

LEGAL COSTS + VAT

Each party to bear their own legal costs associated with the transaction.

For the avoidance of doubt all figures quoted are exclusive of VAT.

VIEWING

Viewing is through the sole letting agents.



To arrange a viewing please contact:



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Director

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IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices.
6. Date Published: September 2025

ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.