

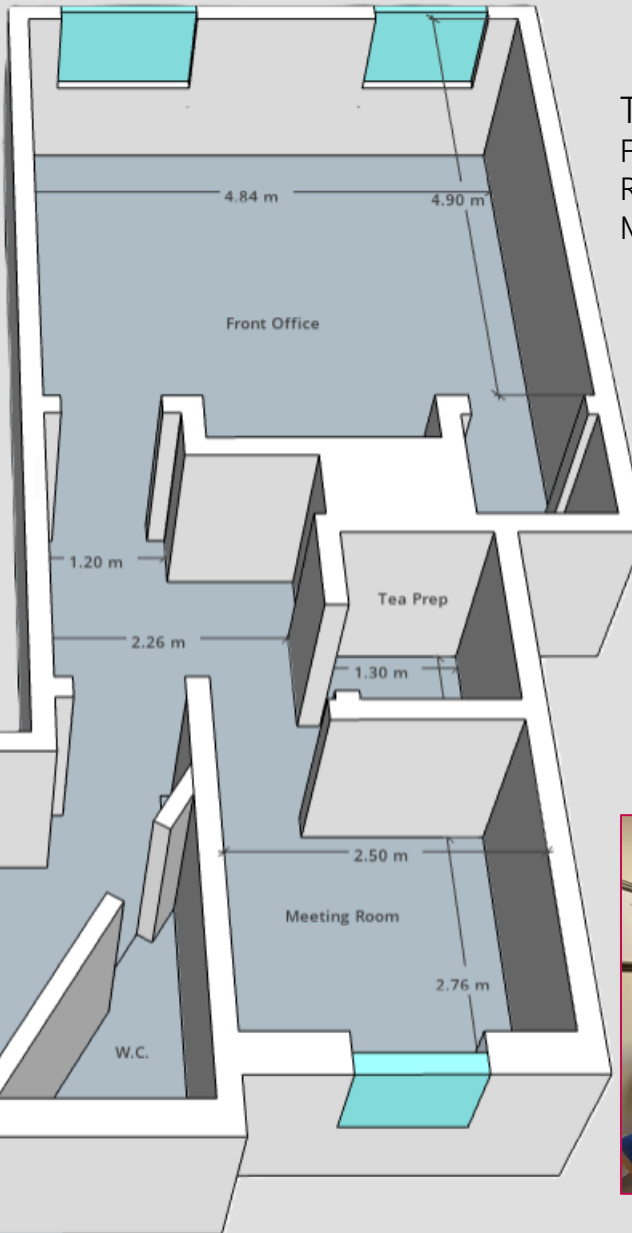


36 George St, Perth, PH1 5JR
Bright, First Floor Offices

VAT & RATES FREE

To Let
61.57 m² (663 ft²)

SMART&CO.
surveyors & property consultants



Total Area : 61.57 m² / 663 ft²
Front Office : 4.85m x 4.9m
Rear Office : 3.8m x 3.0m
Meeting Room : 2.5m x 2.75m



Location & Description

36 George Street occupies a prominent position within Perth city centre, one of Scotland's principal regional commercial centres. George Street is a well-established mixed-use location benefiting from a range of professional offices, retail occupiers, cafés and local amenities within easy walking distance. The property enjoys excellent accessibility, with Perth Railway Station located nearby and convenient road connections to the A9, M90 and wider Scottish motorway network. Public car parking is available within the city centre, making the location ideal for businesses seeking an affordable, central and accessible office base.

The subjects comprise a bright and attractive first floor office suite contained within a traditional city centre building. The accommodation provides a welcoming reception area, a spacious front office with excellent natural daylight from large sash and case windows, a private rear office, dedicated meeting room, tea preparation area and WC facilities.

The suite retains a number of attractive period features, including high ceilings and decorative cornicing, while offering practical modern office accommodation suitable for a variety of professional, consultancy, creative or administrative uses.

The accommodation extends to approximately 61.57 sq m (663 sq ft) and is available on flexible lease terms. The property also benefits from VAT-free and rates-free occupation, subject to occupier status and eligibility.

Key Features

- ✓ 663 sq ft (61.57 sq m)
- ✓ City centre location
- ✓ Reception, meeting room & 2 offices
- ✓ Excellent natural light
- ✓ VAT free
- ✓ Rates free (subject to qualification)
- ✓ On-street parking nearby

Business Rates

£3,800 – hence qualifies for full exemption from Business Rates.

Rent & Lease Terms

The property is available for a duration and on terms to be agreed. The quoting rent is from £500 per month.

VAT

The premises are NOT elected for VAT, so NO VAT will be charged on the rent.

Viewings / More Information

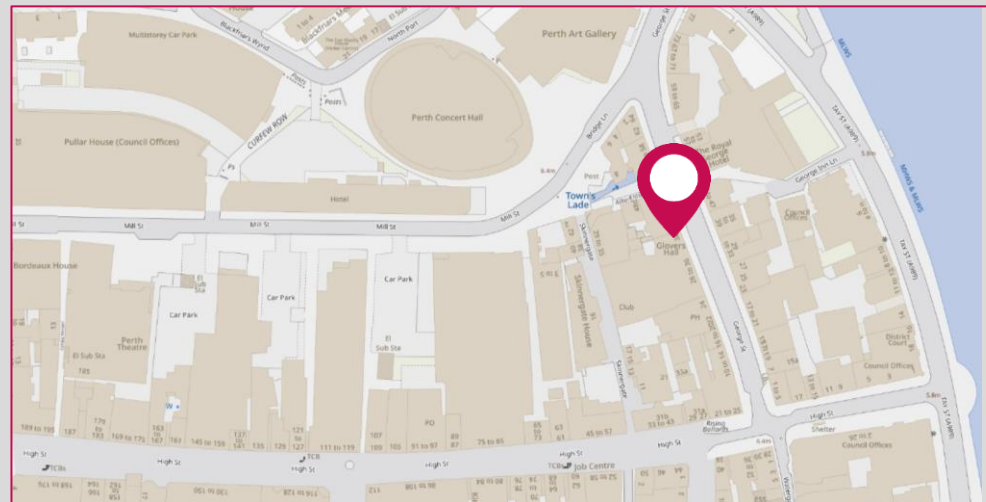
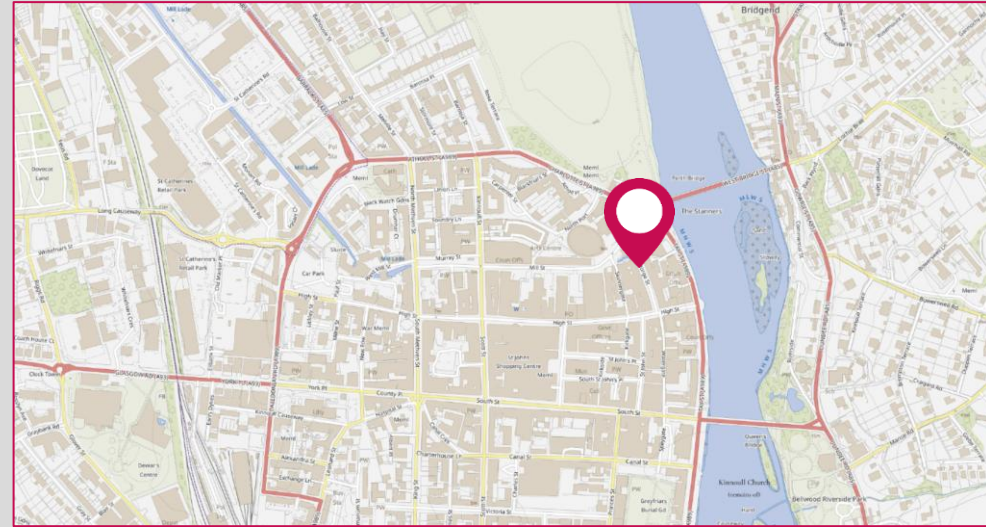
All enquiries to the letting agents:

Doug Smart 07850 517 323

doug@smartandco.co.uk

Graeme Duncan 07954 815 365

graeme@smartandco.co.uk





Size : 663 ft²

Availability : August 2026

Rent: from £500 per month (no VAT)

Rateable Value £3,800 (no Rates)

Viewings : Contact Agents

01738 318 100 | smartandco.co.uk

Important Notice: These particulars do not form part of any offer or contract and should not be relied upon as statements or representatives of fact. Smart & Co has no authority to make or give in writing or verbally any representation or warranties in relation to the property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. Smart & Co have not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting the property.

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