



Reduced Price
Now Only £330,000

Planning granted for 7
flats at first floor level

Boundaries shown for indication only

25-29 Kinnoull Street, Perth, PH1 5EN | For Sale |
Prominent City Centre Property - With Planning Permission for 7 Flats

1,091m² (11,748 ft²)

SMART&CO.
surveyors & property consultants



Ground Floor



Ground Floor



Ground Floor



Basement



First Floor



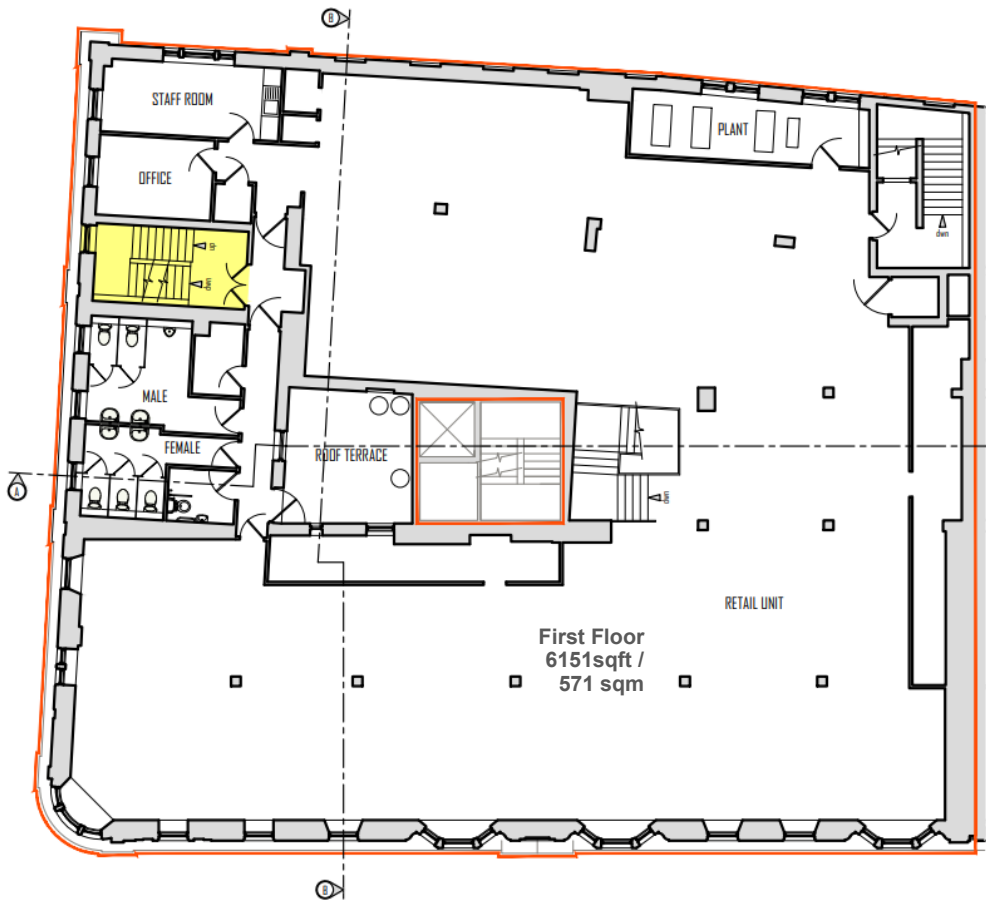
First Floor



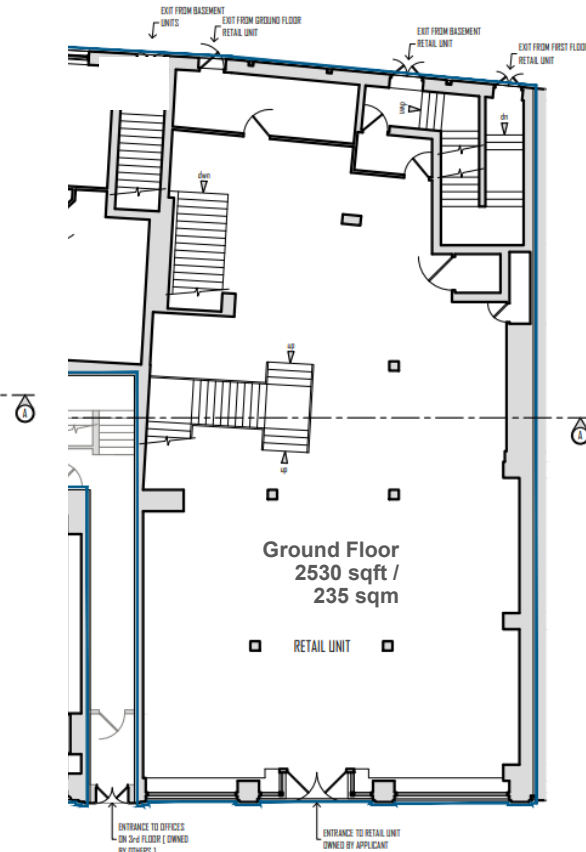
First Floor



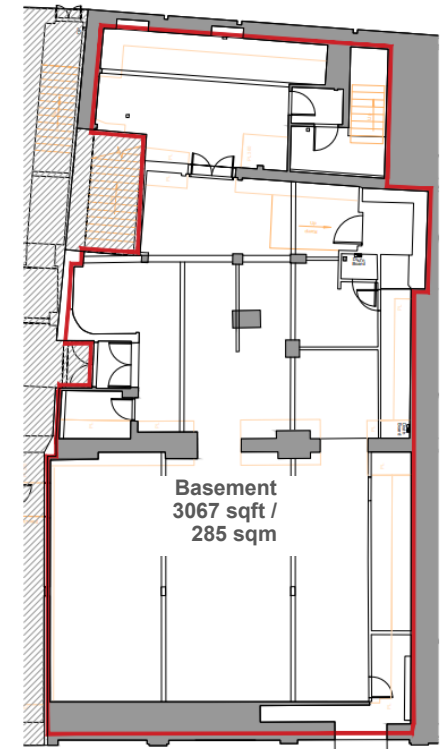
First Floor



EXISTING FIRST FLOOR PLAN



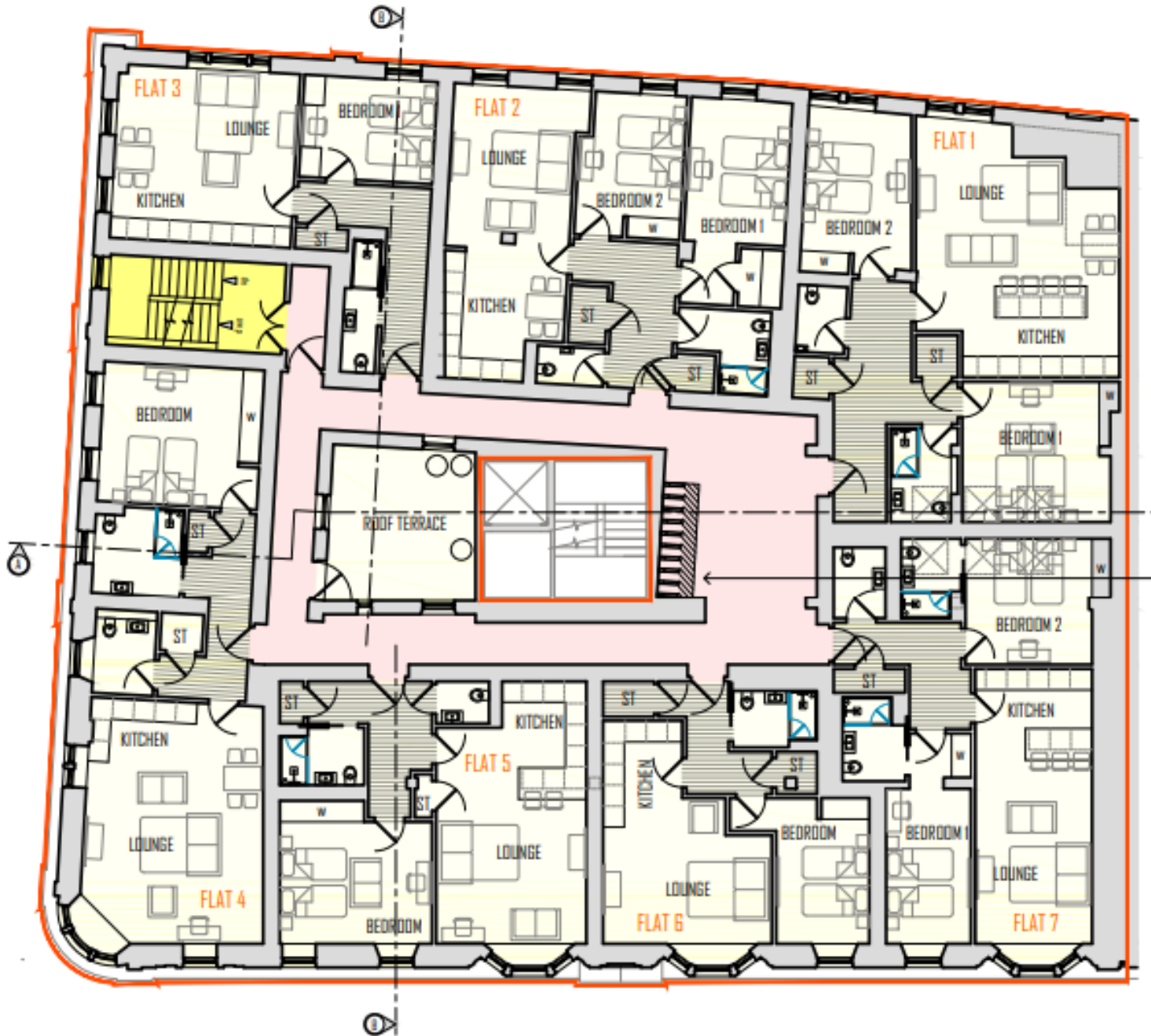
EXISTING GROUND FLOOR PLAN



EXISTING BASEMENT FLOOR PLAN

EXISTING FLOOR PLANS

Mill Street



PROPOSED FIRST FLOOR PLAN

Kinnoull Street

Planning Ref: 20/01060/FLL

Situation & Description

Perth is centrally located and extremely well connected with 90% of Scotland's population within 90 minutes drivetime of the City.

Situated in the centre of the city, the property occupies a very prominent situation near the busy junction of High Street and Kinnoull Street. Many of the cities busiest car parks are only a short walk away.

Comprising the ground, basement and first floor levels of an attractive traditional red-sandstone period building, the property occupies an excellent location on one of the main thoroughfares through the city and is very close to the junction with High Street and benefits from air conditioning, storage and an open plan layout.

The first floor is linked by way of an internal staircase and offers bright space with extensive window frontage along Kinnoull Street and returning on Mill Street.

Planning

Planning permission Reference 20/01060/FLL was granted (in March 2021) for the conversion of the first floor to create 7 flats. Details are available online or from the Agents. Interested parties should satisfy themselves regarding planning.

Sale / Lease Terms

The premises are available for sale (freehold) at a reduced price of offers over £330,000.

Alternatively, our client may consider leasing the property.

Business Rates

The property is entered in the valuation roll with a Rateable Value of £48,600.

Legal Costs

Each party will be responsible for their own legal costs.

The Purchaser will be responsible for LBTT and registration dues.

Accommodation

We have calculated the floor areas to be as follows:

First Floor	571 m ² / 6,151 ft ²
Ground Floor	235 m ² / 2,530 ft ²
Basement	285 m ² / 3,067 ft ²
TOTAL	1,091 m² / 11,748 ft²

Viewings / More Information

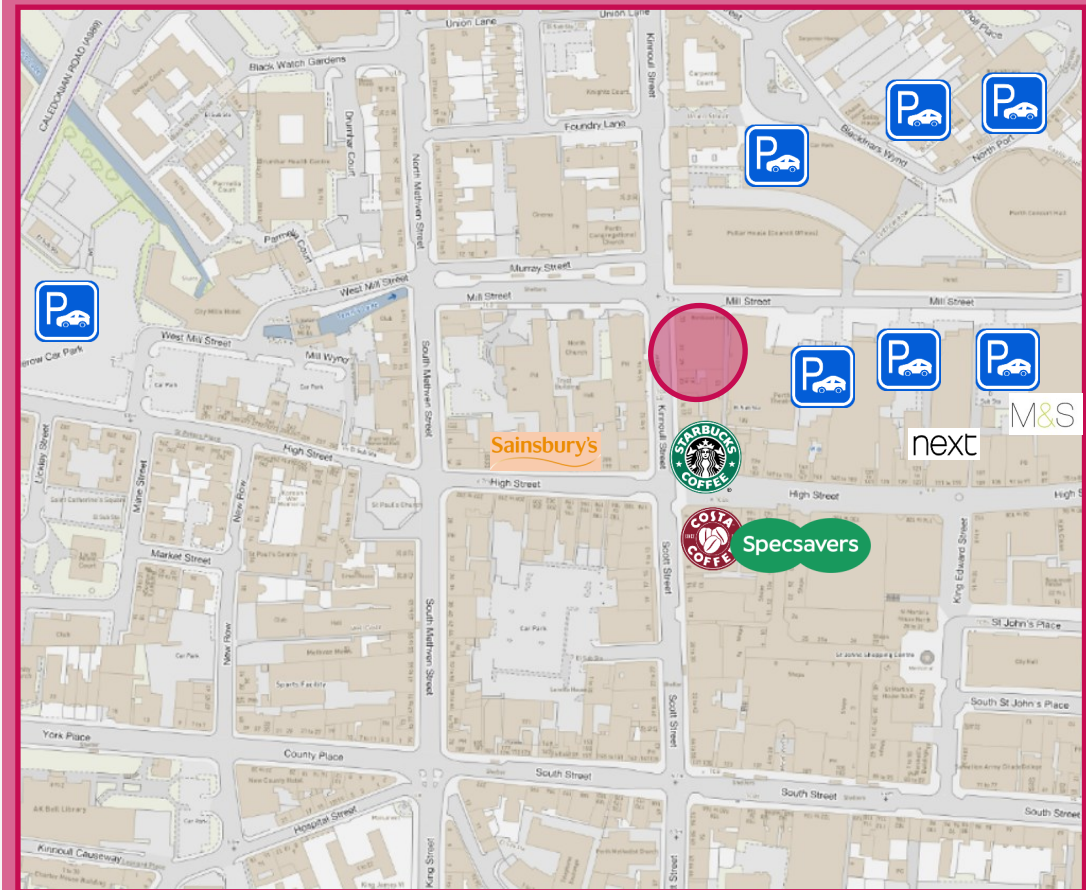
All enquiries to the sole agents:

Doug Smart

07850 517 323

Graeme Duncan.

07954 815 365



SUMMARY

Opportunity : To Buy, Impressive Traditional Building, City Centre Location, Planning Approved for Conversion.

For Sale : Now Only £330,000 (Freehold)

Use : Retail (other uses TBC)

Size : 11,748 sqft

EPC : Upon Request

Rateable Value : Currently £48,600 for whole.

Legals: Each Party to pay their own costs

Viewings by arrangement with the Sole 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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