

TO LET / FOR SALE

Vacant Restaurant Space in the Heart of Perth City Centre



1 St. Johns Place

Perth, PH1 5SZ

To Let/ For Sale

Price on Application | Rent on Application

Find out more at www.g-s.co.uk

- **Perthshire City Centre Location**
- **Well-equipped Unit with Kitchen, Bar and Seating Areas**
- **Fantastic Opportunity To Transform The Premises, In a High Footfall Area.**
- **Unit Extends to 5532 Sq. Ft.**



INTRODUCTION

1 St. John's Place presents an excellent opportunity to acquire a licensed restaurant unit in the heart of Perth. The property combines character and prominence within one of the city centre's most vibrant leisure destinations.

Occupying a highly visible position on the north side of St John's Place, the premises sit within Perth's well-established "Café Quarter", an area renowned for its mix of independent cafés, restaurants, bars and complementary retail occupiers. The location benefits from substantial pedestrian footfall throughout the day and evening, generated by nearby commercial, retail and leisure amenities, together with its close proximity to the city's principal shopping and cultural attractions.

The unit offers strong potential for a variety of hospitality concepts and would suit operators seeking a prominent city centre presence in a lively and established trading environment. The surrounding occupiers and ongoing activity within the area contribute to a vibrant atmosphere, making the property well positioned to attract both local customers and visitors alike.

THE PROPERTY

The property comprises a licensed restaurant unit arranged over ground floor and Basement within a larger mixed residential property. The property accommodates two levels with potential for a bar and seating area at ground level and space for a kitchen on the upper level. The Restaurant space has potential for up to 160 covers inside with a further 60 covers allowed for outside dining on the main street.

ACCOMMODATION SUMMARY

We have summarised the accommodation as follows: -

Public Areas

- Entrance Vestibule
- Main Restaurant area (160)
- Male Female & Accessible toilets

Service Areas

- Cellar
- Partially fitted Commercial Kitchen
- Office Area

Outside

- Outdoor Seating area (60)

LICENCE

The premises benefit from a Premises Licence under the Licensing (Scotland) Act 2005.

SERVICES

The property is connected to mains electricity gas and water

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate will be provided on request

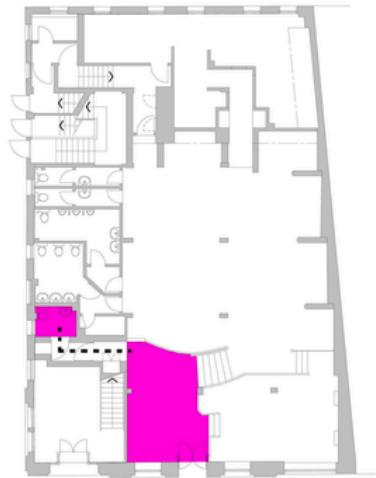
RATEABLE VALUE

Rateable Value — £35,600 (Effective 1st April 2026)

TENURE

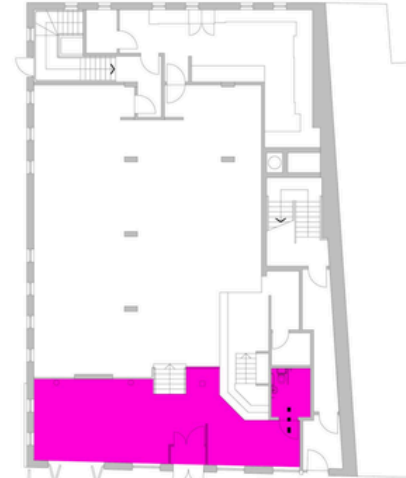
Leasehold OR Heritable (Freehold)/Outright Ownership)





Existing

Limited amount of restaurant space accessible to wheel chair users
 Accessible Area: 20m²



Proposed

Reorganised restaurant greatly improves wheel chair accessibility and WC provision
 Accessible Area: 47m²



Existing

Sunlight to restaurant blocked by circulation and ancillary spaces
 Restaurant Area: 147m²



Proposed

Reorganised restaurant opens up space, and is filled with light
 Restaurant Area: 200m²



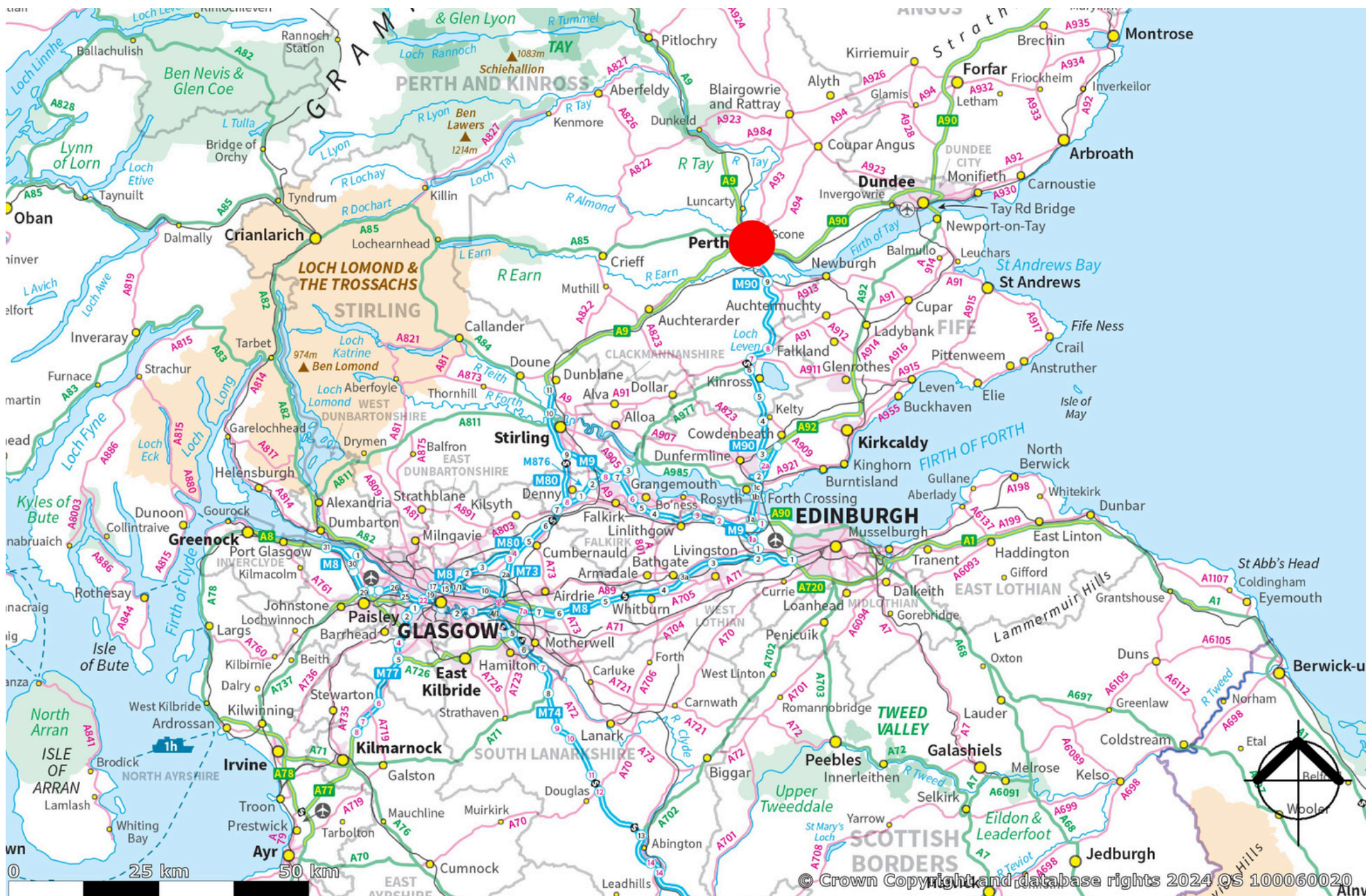
Existing

Existing 'Wall' of Ancillary and Circulation Spaces



Proposed

Ancillary and Circulation Spaces are reorganised to increase floor space, street frontage, and the availability of light







RENT/PRICE

Leasehold

For Rent - ROA

Heritable (Freehold)

For Sale - POA

LEASE TERMS

A new full repairing and insuring lease is offered with the remaining terms up for negotiation.

FINANCE/BUSINESS MORTGAGES

Graham + Sibbald are in regular contact with the specialists involved in the financing of business and property purchases in Scotland and we would be happy to assist with introductions if required.

To arrange a viewing please contact:



Martin Sutherland
Licensed Trade and Business Agent

martin.sutherland@g-s.co.uk
07768 704 203



Katie Tait
Chartered Surveyor

katie.tait@g-s.co.uk
07500 423 941



ANTI-MONEY LAUNDERING (AML)

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.

VIEWING ARRANGEMENTS

Strictly by appointment only to be made through Graham + Sibbald. No approach to be made to the property or members of staff.

OFFERS

All offers should be submitted in Scottish Legal Terms to the sole selling agents at the address below:

Graham + Sibbald
40 Torphichen Street
Edinburgh
EH3 8JB

1. These particulars are intended as a 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.

Date published: **May 2026**

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