

CLASS 1A/RETAIL
ALL ENQUIRIES

 **GRAHAM
SIBBALD**

**ENTIRE
BUILDING**



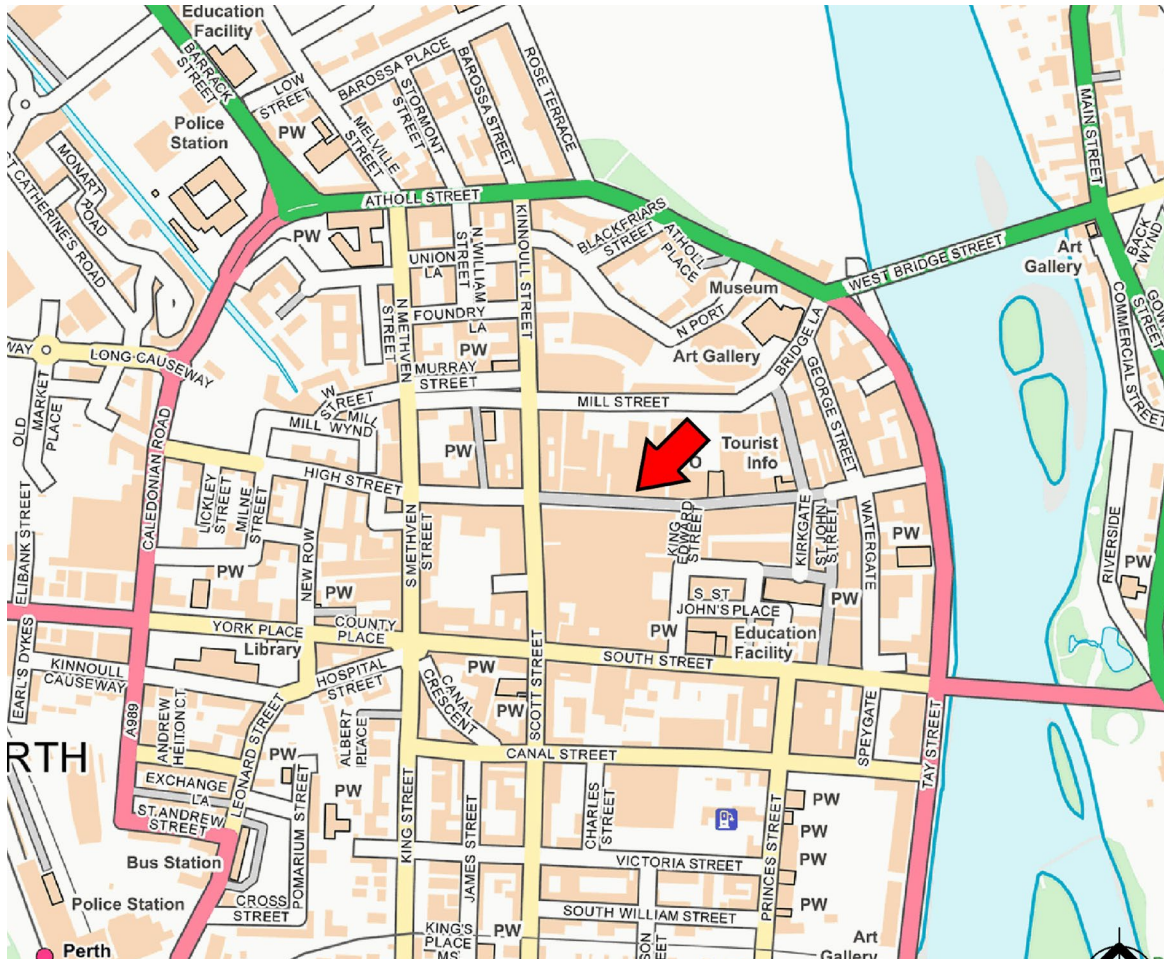
**133 High Street
Perth
PH1 5UN**

- AFFORDABLE HIGH STREET CLASS 1A UNIT
- UPPER FLOOR STORAGE AND FORMER MANAGERS FLAT
- PRIME TRADING PITCH
- CLOSE TO PERTH MUSEUM
- NEIGHBOURING NATIONAL TRADERS
- SUITABLE FOR A VARIETY OF COMMERCIAL USES (STC)

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 north side of High Street, in the prime section of High Street opposite the St John's Shopping Centre.



The surrounding area has good mixture of national retailers, to include; Boots, Clarks, Costa Coffee, Marks & Spencer etc.

The approximate location is shown by the OS plan.

DESCRIPTION

The subjects comprise a ground floor retail unit with upper floor ancillary/storage accommodation and separate former managers flat.

Upper floor accommodation is accessed via a formed stair at the rear of the ground floor.

The subjects are contained within a mid-terraced building of predominately brick construction and benefiting from a double glazed display frontage.

Internally the subjects are regular in their configuration ready for a future tenants fit out. The property may suit a variety of uses, subject to the required consents.

Upper floor accommodation may suit residential development - STC





ACCOMMODATION

We have measured the site 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: 186.46 sq.m (2,006 sqft).

Floor	Description	Sq.m	Sq.ft
Ground	Retail/Storage	91.05	980
First	Storage	95.41	1,026

Additionally the upper floors contain a former managers flat, this being 53.83 sq.m (580 sq.ft).

TERMS

Further information regarding lease terms available from the Sole Letting Agents.

Alternatively, offers are invited for the Heritable Interest.

RATEABLE VALUE

The subjects 2 entries in the Valuation Roll:

Ground Floor - £22,400
First Floor - £6,500

The unified business rate for the year 2025/2026 is 49.8p exclusive of water and sewerage rates.

LEGAL COSTS + VAT

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

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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Partner

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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. Date Published: March 2026

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.