

TO LET
CLASS 1A UNIT

 GRAHAM
SIBBALD



152 South Street
Perth
PH2 8PA

- Ground floor commercial unit Class 1a
- City centre location
- Extremely competitive rent
- Suitable for a variety of commercial uses
- Neighbouring operators include; Greggs, Ladbrokes, Tesco
- Flexible lease terms available
- NIA: 89 sq.m (958 sq.ft)





To arrange a viewing please contact:



Garth Davison
Director
garth.davison@g-s.co.uk
01738 445 733



Keith Scobbie
Partner
keith.scobbie@g-s.co.uk
01738 445 733

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 South side of South Street, close to its junctions with King Edward Steet and Scott Street. The property sits opposite the St. John's shopping centre. South Street acts a main traffic thoroughfare within the city.

Surrounding and neighbouring properties are mixed commercial with a variety of national and local tenants. Ample on street parking is available close by.

The approximate location is shown by the OS plan.

DESCRIPTION

The subjects comprise a refurbished ground floor retail unit contained within a mid-terraced traditional building.

Access to the property is directly off South Street. Accommodation is regular in configuration comprising a main retail area with staff and WC facilities.

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

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: 89 sq.m (957 sqft).

RENT

The subjects are available To Let at a rent in the region of £12,000 per annum.

It is anticipated that the lease will be structured on standard commercial terms for a period to be negotiated.

Date of entry to be mutually agreed.

The landlord is willing to offer flexible lease terms, further information available from the Sole Letting Agents.

RATEABLE VALUE

The subjects have a Net and Rateable Value of £16,200

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 prices are quoted exclusive of VAT.

VIEWING + OFFICE ADDRESS

Viewing is through the Sole Letting Agents.

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 of Publication: July 2025