

TO LET
CLASS 1A/RETAIL

 GRAHAM
SIBBALD



27 Scott Street,
Perth, PH1 5EH

- Affordable class 1a unit
- Ground and basement levels
- City centre location
- Ample car parking close by
- Suitable for a variety of commercial uses (stc)
- N/a: 198.79 Sq.M (2,139 sq.Ft.)

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 west side of Scott Street, close to its junctions with High Street and South Street. The subjects are located close to Scott Street car park and St. John's Shopping Centre.

Surrounding and neighbouring properties are mixed commercial with a mixture of national and local tenants.

The approximate location is shown by the OS plan.



DESCRIPTION

The subjects comprise a ground floor and basement Class 1a unit contained within an attractive mid terraced stone and slate building. The property benefits from a glazed display frontage directly onto Scott Street.

Accommodation at ground floor is regular in configuration comprising a main retail area with rear storage, staff and WC facilities. The basement is accessed via a hatch in the floor and comprises storage.

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 areas:

Floor	Description	Sq.m	Sq.ft
Ground	Retail	138.70	1,492
Basement	Storage	60.09	646

RENT

The subjects are available To Let at rent in the region of £20,000 per annum.

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

RATEABLE VALUE

The subjects have a Net and Rateable Value of £17,400

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 selling agents.



To arrange a viewing please contact:



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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: October 2025

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.