

TO LET  
OFFICE  
CAR PARKING SPACE AVAILABLE VIA SEPARATE NEGOTIATION

 GRAHAM  
SIBBALD

22 George Street  
Perth, PH1 5JR

- First floor office
- Bright and open plan space
- Flexible lease terms available
- May qualify for 100% Rates Relief
- NIA: 42.73 sq.m (460 sq.ft)
- Additional store (98 sq.ft.)

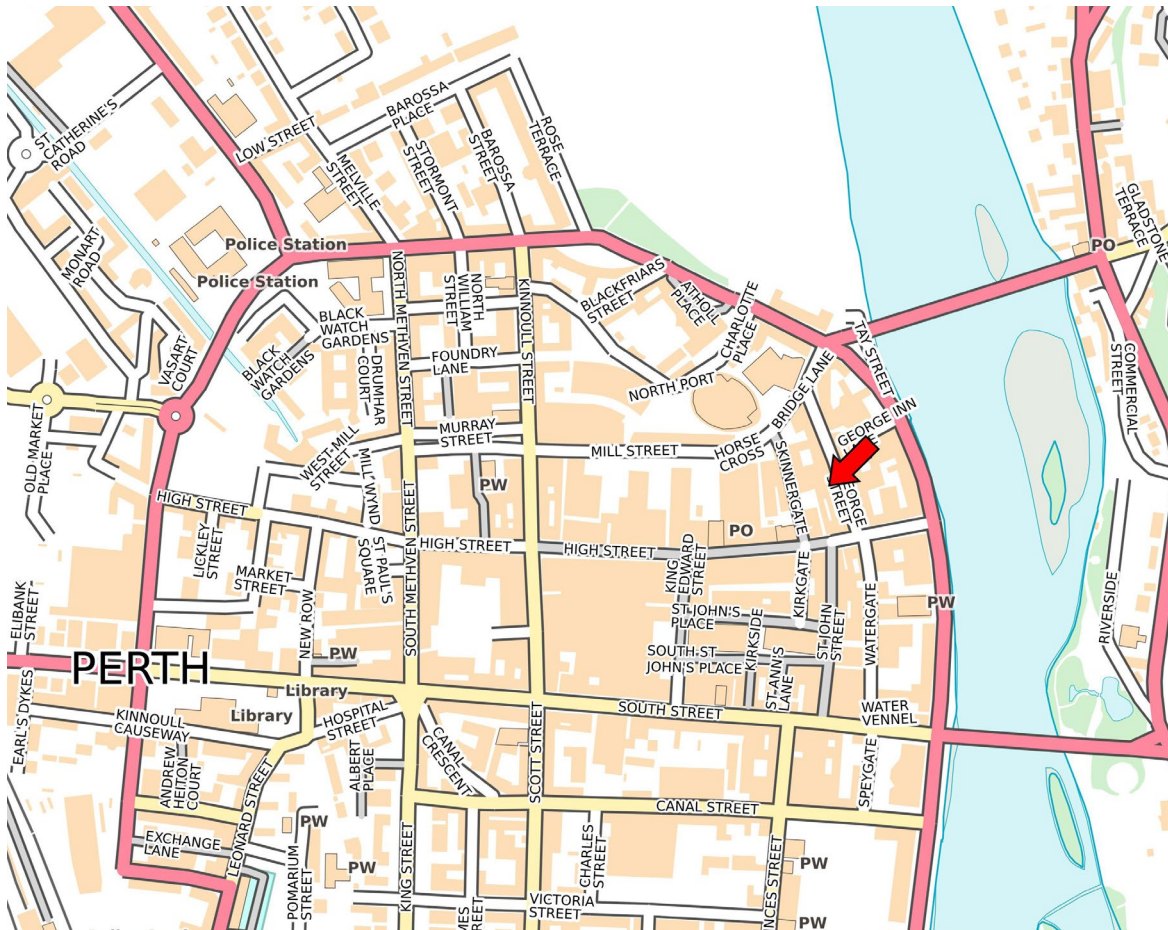
## LOCATION

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 George Street within a mixed commercial area. Surrounding operators include estate agents and other business operators.

The approximate location is shown by the OS plan.



## DESCRIPTION

The subjects comprise a first floor office with additional store located off the common close. The subjects are contained within an attractive mid terraced traditional stone and slate building.

The subjects comprise 1 large open plan office with entrance lobby and WC. Accommodation is bright and flexible in its nature.

1 x car parking space can be available via separate negotiation.

## ACCOMMODATION

We have measured the property 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:

42.73 sq.m (460 sq ft).

Additional store 98 sq.ft.

## RATEABLE VALUE

The subjects are entered into the Valuation Roll with a Rateable Value of £3,800.

The subjects may qualify for 100% Rates Relief.

## EPC

Available on request.

## TERMS

The subjects are available To Let on flexible terms for £600 pcm.

1 x car parking space can be available via separate negotiation.

## LEGAL COSTS + VAT

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

For the avoidance of doubt all figures quoted are exclusive of VAT.

## VIEWING

Viewing is through the sole letting agents.



To arrange a viewing please contact:



**GARTH DAVISON**

**Director**

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**KEITH SCOBBIE**

**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: September 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.