

FOR SALE/TO LET

CAFÉ/RETAIL PREMISES

CURRENTLY FITTED OUT AS A CAFÉ TAKEAWAY

PRIME HIGH STREET LOCATION

MAY PROVIDE ALTERNATIVE USE

NIA – 165.59 SQM (1,783 SQFT)

AVAILABLE TO LET AT
£12,000 PER ANNUM

AVAILABLE TO PURCHASE
FOR £120,000



VIDEO TOUR



WHAT 3 WORDS



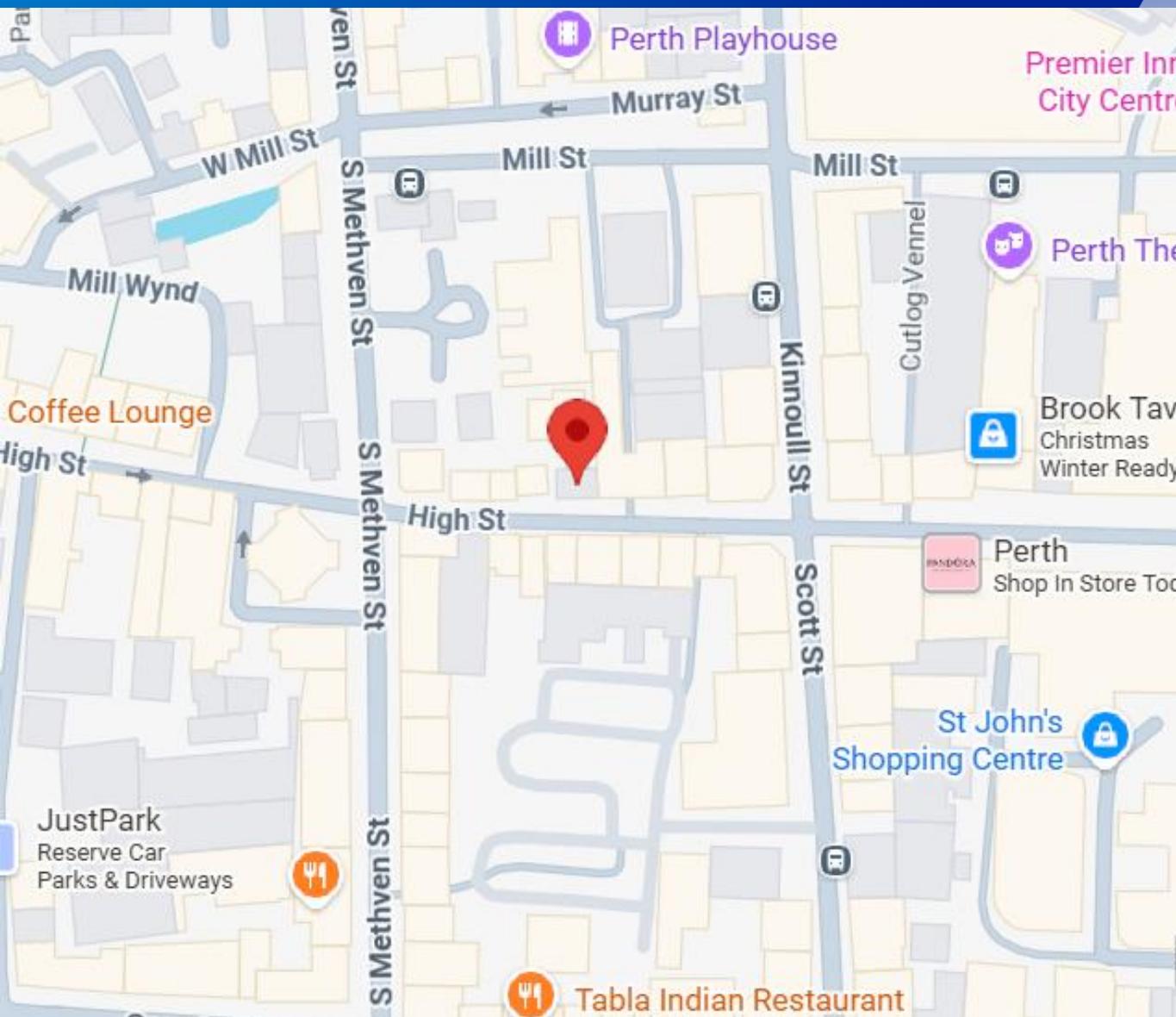
213 HIGH STREET, PERTH, PH1 5PB

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Location

213 HIGH STREET, PERTH, PH1 5PB



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LOCATION

Perth, which has a population of approximately 45,000 persons (Source: Perth & Kinross Council), is the principal area of Perth & Kinross District and has recently been awarded City status.

Historically known as the gateway to the Highlands, Perth enjoys close proximity to Scotland's main cities with 90% of the country's population accessible within 90-minute drive time. Dundee lies approximately 22 miles to the east with Edinburgh 43 miles to the south and Glasgow 61 miles to the southwest.

Perth is located at the base of the River Tay in the heart of Scotland with the A9 and A90/M90 giving easy access to Dundee, Edinburgh, Glasgow and the south beyond.

The subjects occupy a prominent location on the north side of High Street a short distance from the prime pedestrianised area.



Description

213 HIGH STREET, PERTH, PH1 5PB



DESCRIPTION

The property comprises ground floor café/restaurant premises with additional basement storage, all contained within a refurbished mid-terraced three-storey building.

The frontage features a full-length glazed display, offering excellent visibility and natural light. Internally, the accommodation is well-presented with a bright, open café area, serving counter, and functional kitchen.

The space available is adaptable for alternative uses, while the basement provides generous storage capacity.

ACCOMMODATION

	m ²	ft ²
Ground Floor – Café and Serving Area, Kitchen and Disabled W.C.	82.38	887
Basement - Storage	83.21	896
TOTAL	165.59	1,783

The above floor areas have been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).



Floor Plan

213 HIGH STREET, PERTH, PH1 5PB





RENTAL

Available to let at £12,000 per annum for a negotiable period of time.

PRICE

The subjects are available to purchase for £120,000.

RATEABLE VALUE

The premises have been assessed for rating purposes and are entered in the Valuation Roll

Current Net and Rateable Value: £15,400

2026 Draft Net and Rateable Value: £14,000

The Unified Business Rate for the financial year 2025/2026 is 49.8 pence exclusive of water and sewerage

ENERGY PERFORMANCE CERTIFICATE

Available upon request.

VAT

All prices are quoted exclusive of VAT

LEGAL COSTS

Each party to bear their own legal costs in connection with this transaction

Get in Touch

For further information or viewing arrangements please contact the sole agents:



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ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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