

FOR SALE

CITY CENTRE OFFICE PREMISES

SUITABLE FOR
CONTINUATION OF
COMMERCIAL USE
POTENTIAL TO CONVERT
INTO RESIDENTIAL SUBJECT
TO PLANNING

100% RATES RELIEF
AVAILABLE

ADJACENT STORE ALSO
AVAILABLE TO PURCHASE

TOTAL NIA 1,603 SQFT (149
SQM)

OFFERS OVER
£100,000



VIDEO TOUR



WHAT 3 WORDS

63 SCOTT STREET, PERTH, PH2 8JN & 89 CANAL STREET, PERTH PH2 8HX

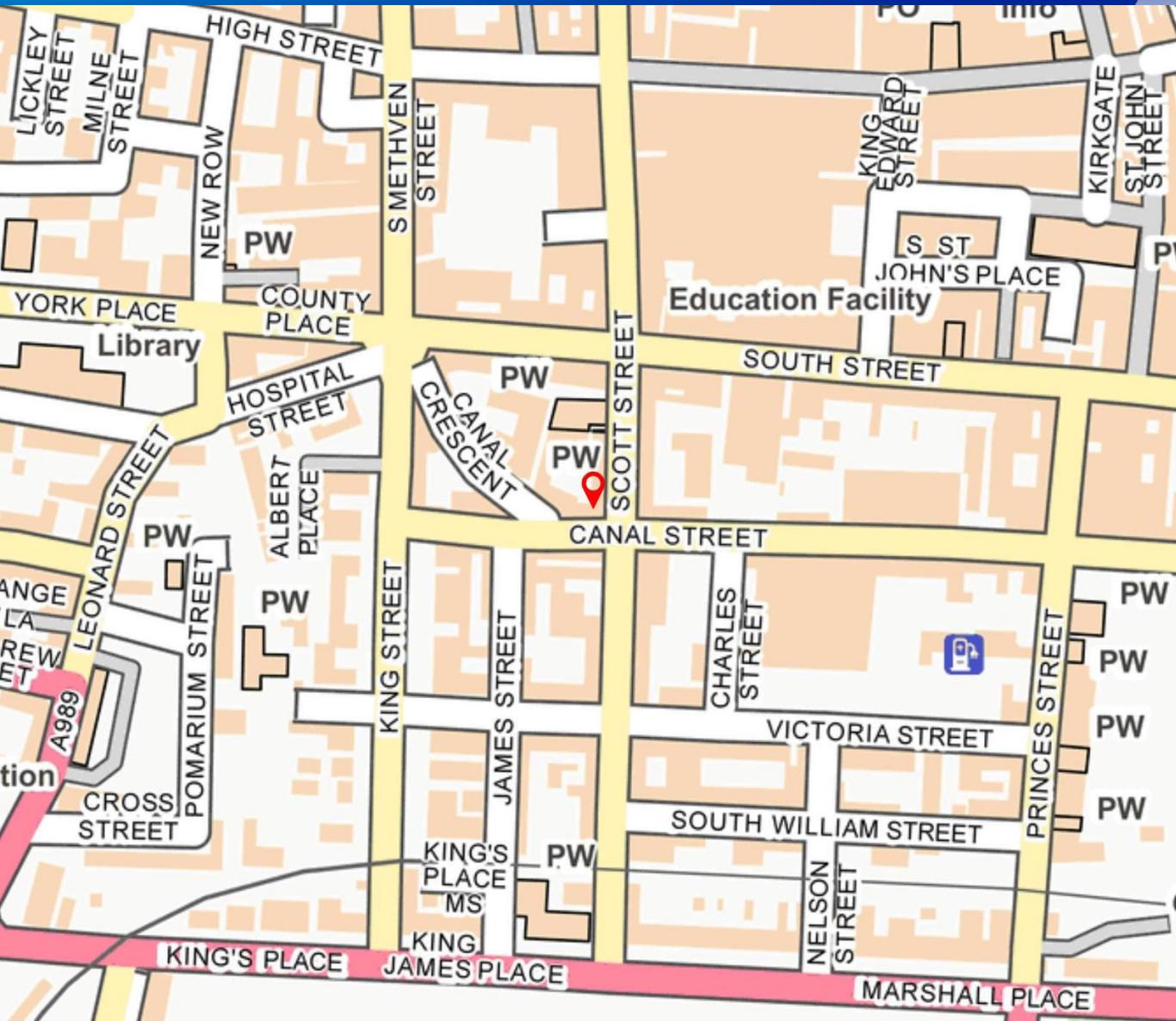
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Location

63 SCOTT STREET PERTH PH2 8JN & 89 CANAL STREET PERTH PH2 8HX



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 corner location in a good mixed commercial/residential area of Perth.



FIND ON GOOGLE MAPS



Description

63 SCOTT STREET PERTH PH2 8JN & 89 CANAL STREET PERTH PH2 8HX



DESCRIPTION

The subjects comprise ground floor office premises contained within a traditional corner terraced tenement building with private residential accommodation above.

The subjects benefit from an access point at both Canal Street and Scott Street and have a prominent window frontage to Scott Street.

Internally the accommodation comprises cellular office space with associated kitchen and toilet facilities.

There is also a separate store which has most recently been used as an office with access available from 89 Canal Street.

ACCOMMODATION

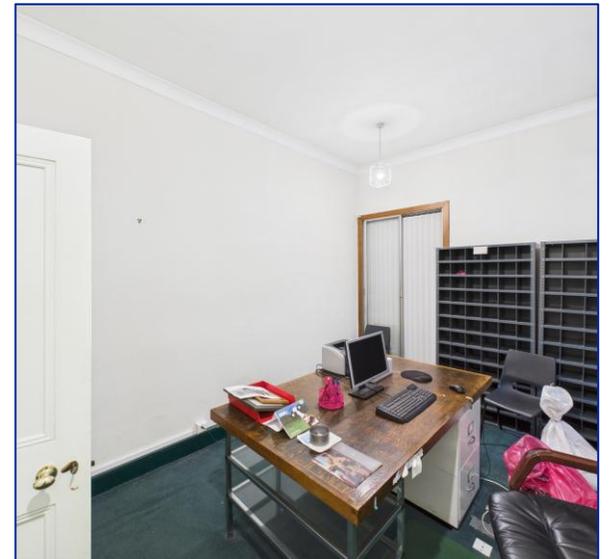
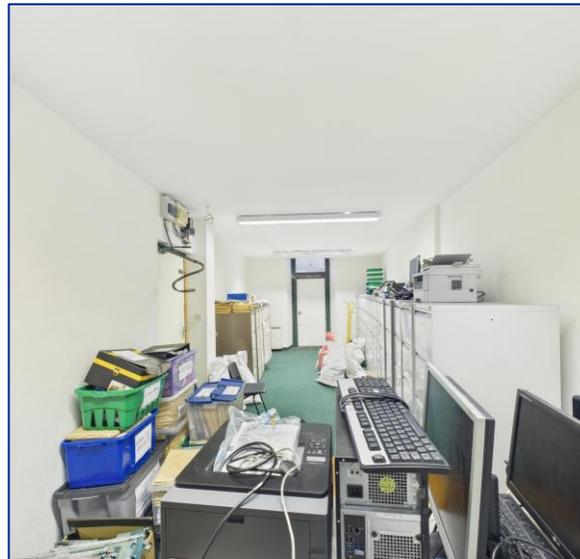
	m ²	ft ²
63 Scott Street		
Entrance/Reception, 6 Offices, Kitchen and Toilet Facilities	121.82	1,311
89 Canal Street		
Storage/Office Space	27.18	292
TOTAL	149	1,603

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).



Description

63 SCOTT STREET PERTH PH2 8JN & 89 CANAL STREET PERTH PH2 8HX





TERMS

Our client is inviting offers in excess of £100,000 for their heritable interest

PLANNING

Any planning enquiries should be made to the relevant authorities.

RATEABLE VALUE

The premises have been assessed for rating purposes and are entered in the Valuation Roll for the the financial year of 2026/2027 at:

63 Scott Street - £9,300

89 Canal Street - £2,300

The Unified Business Rate for the financial year 2026/2027 is 48.1 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.



J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. PUBLICATION DATE INSERT DATE

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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