



FOR SALE/TO LET

**COFFEE SHOP/
RETAIL UNIT**

**PROMINENT TOWN CENTRE
LOCATION**

**66.52 SQ.M (716 SQ.FT) PLUS
BASEMENT**

**FULLY FITTED COMMERCIAL
KITCHEN**

RENT - £12,500 PER ANNUM

OFFERS OVER £125,000



VIDEO TOUR



WHAT 3 WORDS

51-53 SOUTH STREET, PERTH, PH2 8PD

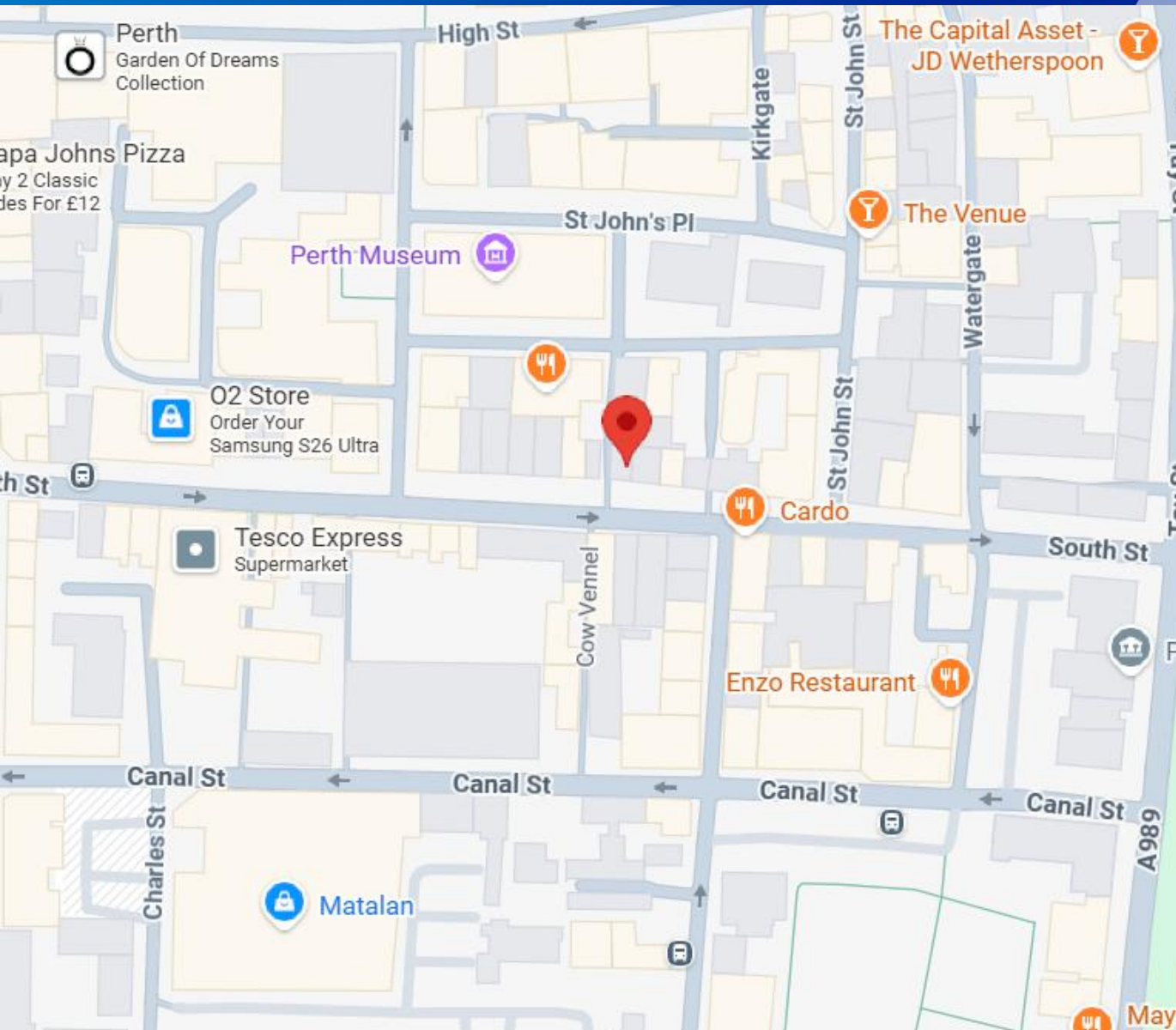
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Location

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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 minutes drivetime. Dundee lies approximately 35 km (22miles) to the east with Edinburgh 69 km (43miles) to the south and Glasgow 98 km (61miles) 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 South Street. This is a busy vehicular thoroughfare. Metered on street carparking is available on South Street.

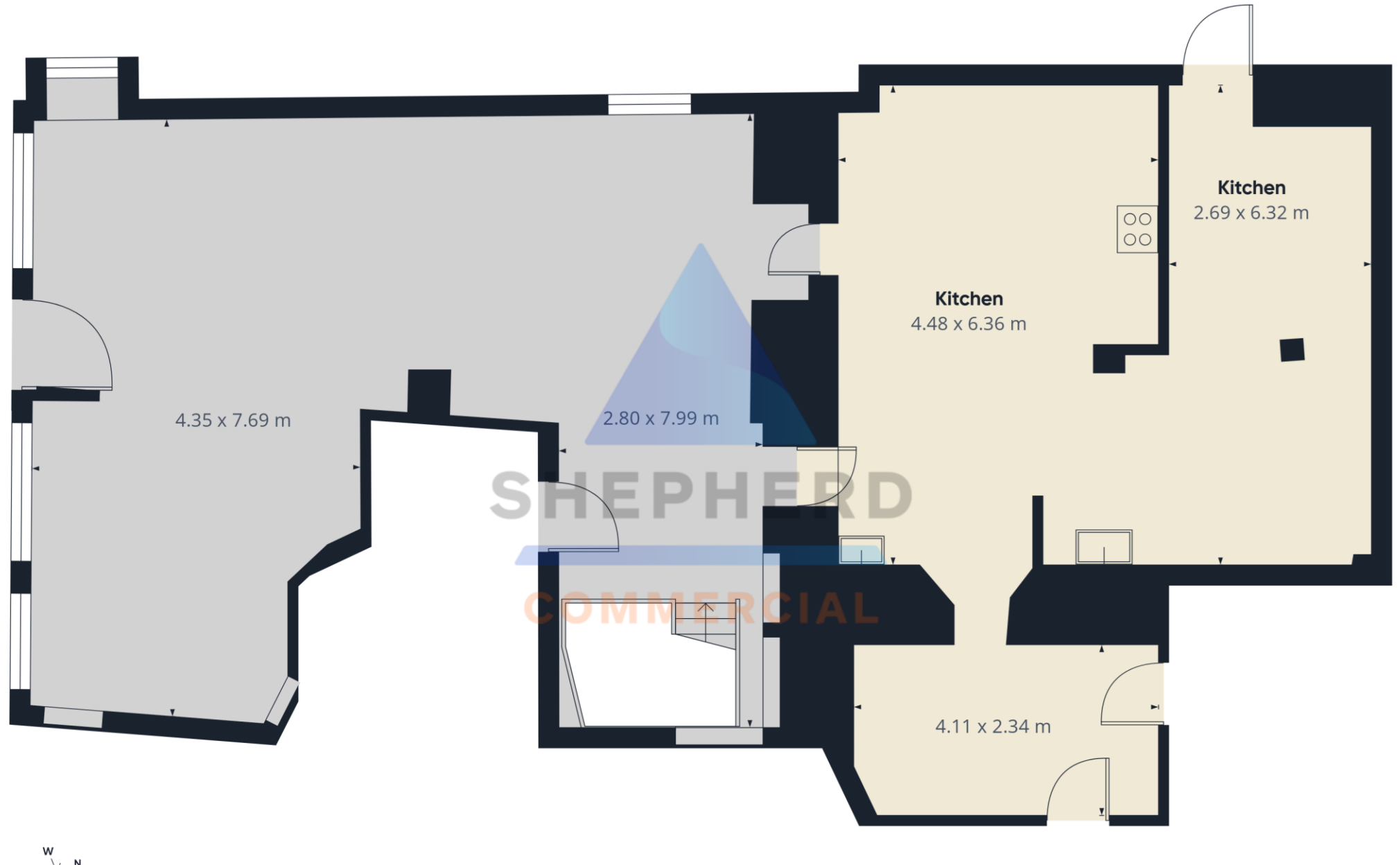


FIND ON GOOGLE MAPS



Ground Floor

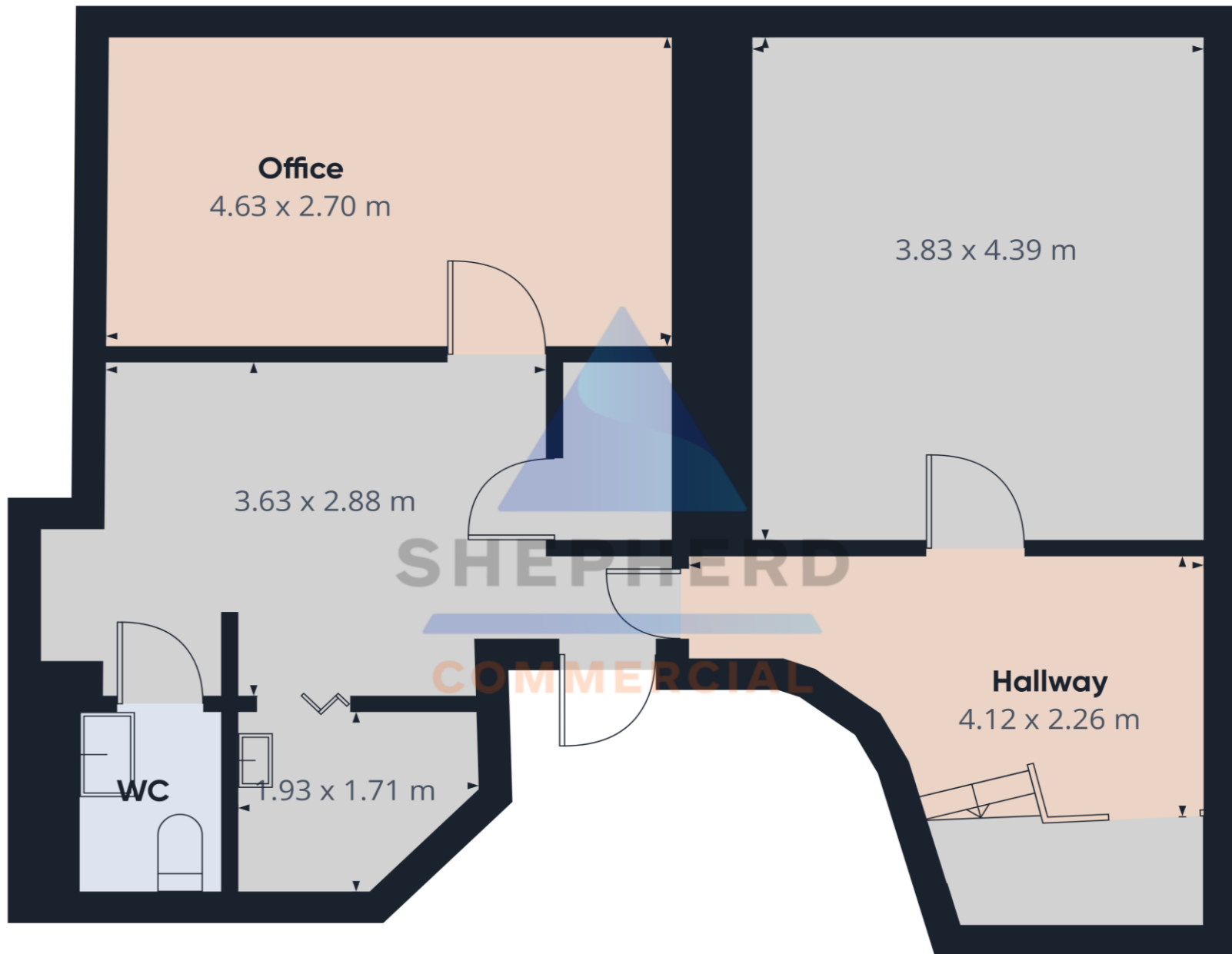
51-53 SOUTH STREET, PERTH, PH2 8PD





Basement

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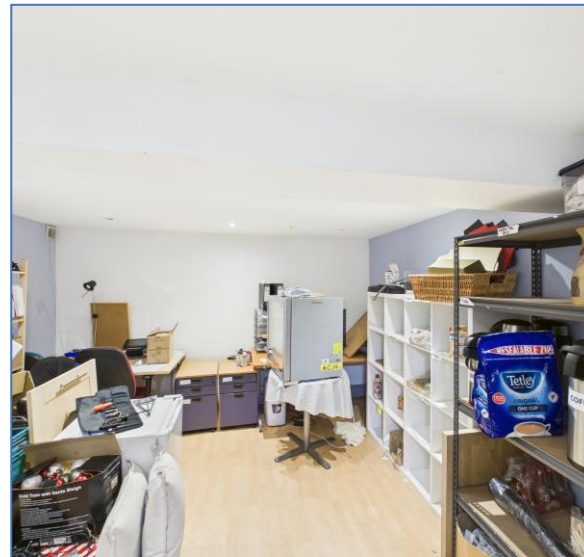


Floor 0



Description

51-53 SOUTH STREET, PERTH, PH2 8PD



Description

The property comprises a coffee shop and retail unit planned over ground and basement floors and contained within a Category 'B' Listed 3 storey and basement terraced tenement, dating from 1835.

The main walls are of stone construction with a pitched slate roof over.

The subjects are accessed via centrally located pedestrian door between 3 timber single glazed window display frontages.

The accommodation is laid out for around 25 covers. The ground floor links internally with the adjoining building at 2 Flishers Vennel.

A single stairwell to the rear of the property provides access to the basement.

Accommodation

	m ²	ft ²
Ground Floor		
Café, Kitchen and W.C.	66.52	716
Basement		
Office, Storage and W.C.	68.09	733
	134.16	1,499

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





Terms

Our client is seeking rental offers in the region of £12,500 per annum for a negotiable period of time.

Alternatively offers over £125,000 are invited for the heritable interest.

Rateable Value

The subjects are assessed for rating purposes and entered in the Valuation Roll with a current Net and Rateable Value of £12,700.

The Unified Business Rate for the 2026/2027 financial year is 48.1p, exclusive of water and sewage charges.

Resulting in a rates payable of up £6,109, subject to Small Business Bonus Scheme (SBBS) Relief.

At this level of Rateable Value, a qualifying occupier may be eligible for 82.5% SBBS Relief.

In addition, if occupied as a café, the property may also qualify for 40% Retail, Hospitality and Leisure Relief.

Assuming qualification for SBBS Relief and occupation as a café, the estimated business rates liability would be approximately £640 for the whole of the 2026/27 financial year.

Energy Performance Certificate

Awaiting further details.

VAT

All figures are quoted exclusive of VAT.

Legal Costs

Each party will to bear their own legal costs in connection with the selling/letting of the property.

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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