

TO LET

CAFÉ/BISTRO CLASS 3 PREMISES

PROMINENT AND HIGH
QUALITY CITY CENTRE
LOCATION

SUITABLE FOR A VARIETY OF
USES

FULLY FITTED COMMERCIAL
KITCHEN

UPPER FLOOR STAFF AND
STORAGE ACCOMMODATION

GIA: 1,662 sq. ft. (154.40
sq.m.)

RENT £15,000 PA



VIDEO TOUR



WHAT 3 WORDS



13 GEORGE STREET, PERTH, PH1 5JY

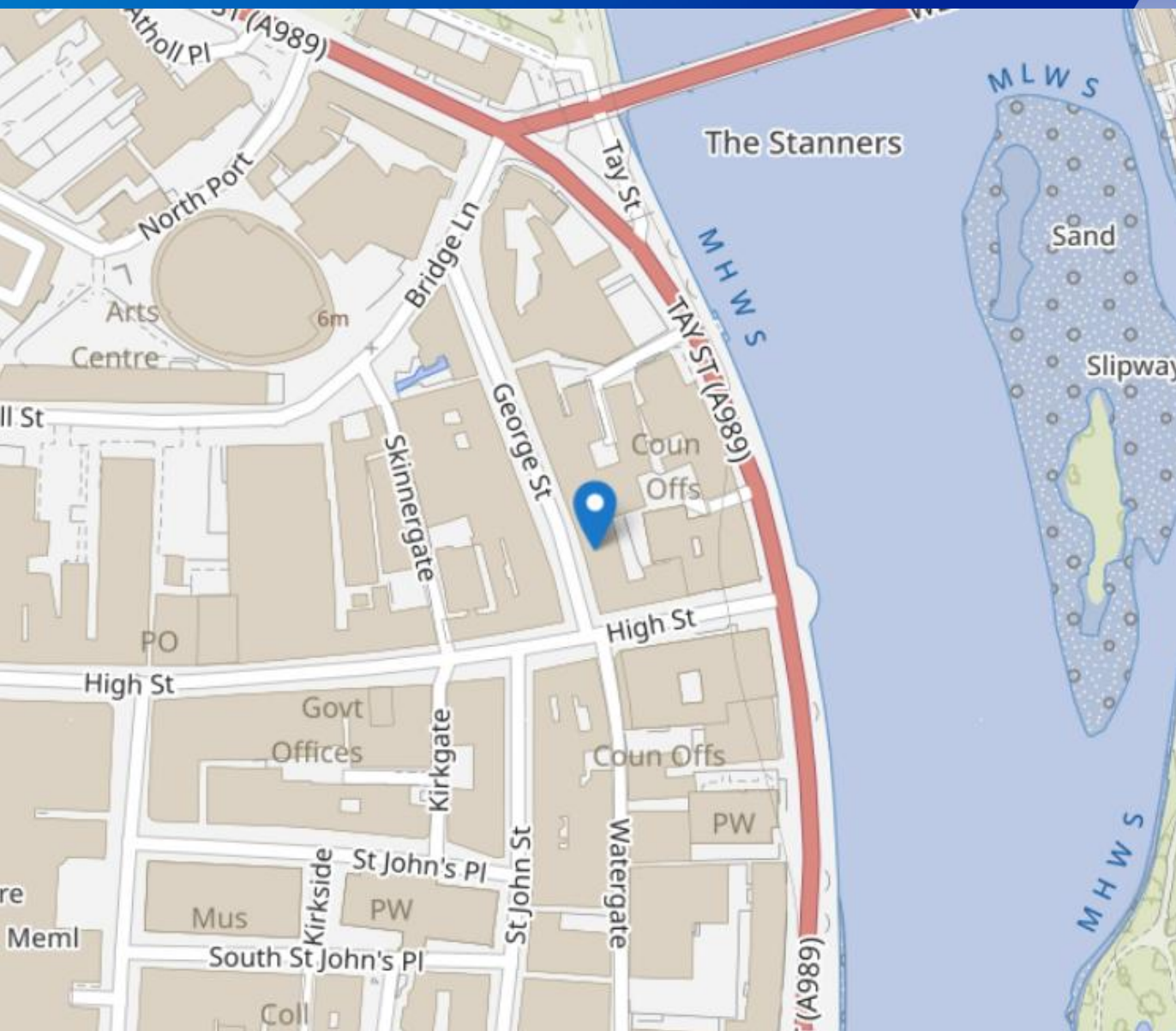
CONTACT: Jonathan Reid – j.reid@shepherd.co.uk | 01382 878005 shepherd.co.uk
Oliver Farquharson – oliver.farquharson@shepherd.co.uk | 01382 878005 shepherd.co.uk





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 drive time. Dundee lies approximately 35 km (22 miles) to the east with Edinburgh 69 km (43 miles) to the south and Glasgow 98 km (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 are located on George Street near to the pedestrianised High Street. George Street is a popular retail and office district comprising several independent retailers, pubs and restaurants.



FIND ON GOOGLE MAPS



Description

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Description

The subjects comprise a café forming part of a traditional tenement building with commercial and residential accommodation on the upper floors.

The property benefits from an attractive painted frontage incorporating large display windows, a central entrance, providing good prominence to passing pedestrian and vehicular traffic.

Internally, the premises have been fitted out to a high standard and provide a spacious open-plan café/restaurant incorporating a large customer seating area, commercial kitchen, staff office, disabled WC and associated ancillary accommodation at ground floor level. The upper floor provides further toilet facilities and ancillary storage accommodation.

Accommodation

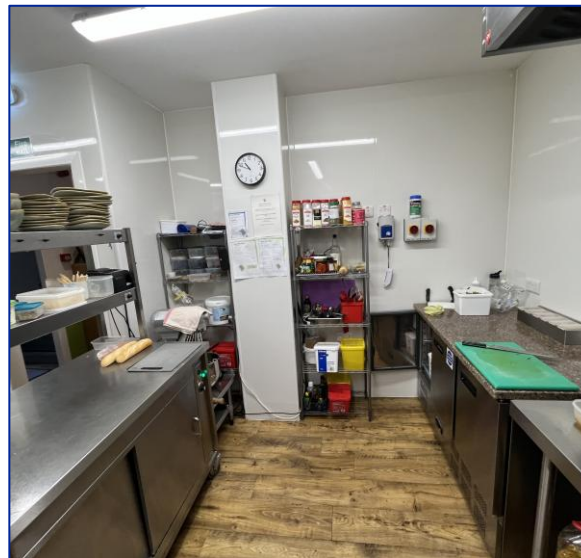
	m ²	ft ²
Ground Floor	119.38	1,285
First Floor	35.02	377
TOTAL	154.40	1,662

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).



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Rental

The subjects are available for assignment of the existing lease agreement which has a passing annual rent of £15,000.

Alternatively, a new lease agreement with the Landlord can be arranged.

Planning

All interested parties should enquire to the relevant local authorities with regards to planning.

Rateable Value

The subjects have been assessed for rating purposes and have been entered in the valuation roll at:

Current Rateable Value: £14,800.

The unified business rate for 2026/2027 is 48.1p

Energy Performance Certificate

Available upon request.

VAT

All figures are quoted exclusive of VAT.

Legal Costs

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

Get in Touch

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



Jonathan Reid

j.reid@shepherd.co.uk



Oliver Farquharson

oliver.farquharson@shepherd.co.uk

Shepherd Chartered Surveyors

13 Albert Square, Dundee, DD1 1XA

t: 01382 878005



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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