



Blackfriars (North Port) & 1 Atholl Place, Perth, PH1 5LU
For Sale

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Situation

Perth is the administrative and retail centre for the Perth and Kinross area with a resident population of 44,820 and was recently awarded City status (2012). Perthshire is home to a number of world-class education and research institutions and major companies including; SSE, Aviva, Stagecoach and Highland Spring. Perth's immediate access to Scotland's national road network, airports and the city's superb rail links ensure quick and easy access to markets and national talent.

Perthshire is also renowned for its beauty and wealth of tourist attractions. The City itself boasts many attractions including The Fair Maid's House (Perth's oldest secular building) and Perth Concert Hall (both adjacent to subject property); and one of Scotland's oldest theatres which has been the subject of a 3 year, £16.5 million refurbishment.

Description

Formerly known as Blackfriars House the subject property has had a number of extensions and additions throughout various periods of its life. The Category B Listed building dates back in parts to the late 18th century. It was occupied for the past 20 years by Perth and Kinross Council and prior to that by the Hydro Electric Board.

The office building is predominately traditional stone built under a mix of traditional pitched and slate roofs and flat roofs with rooflights providing additional daylight.

Internally the property comprises a mix of open plan and cellular office space over four floors. There are two large car parks accessed from both Charlotte Street and Blackfriars Wynd.

A planning application to Perth and Kinross Council for alterations to modernise and sub-divide the office which includes the addition of a new passenger lift and opening up the existing floor plates has recently been approved (17/01648/FLL). The approved plans showing how the office could be altered are shown on the previous page of this marketing brochure. Detailed existing and proposed plans are available on request to interested parties.

The subjects may be suitable for an alternative use subject to planning.

- **Highly prominent City Centre location**
- **Adjacent to many local tourist attractions**
- **Attractive period building in good condition**
- **2 car parks with up to 50 car spaces available**
- **Suitable for office or alternative uses**
- **Potential for short term car park income**

Accommodation Summary

Description	Sq m	Sq ft
1 Atholl Place		
Basement	57.79	622
Ground	106.65	1,148
First	91.14	981
Attic	98.01	1,055
Total NIA	353.50	3,805

Description	Sq m	Sq ft
Blackfriars		
Basement	46.27	498
Ground	526.95	5,672
First	524.07	5,641
Second	206.62	2,224
Attic	39.11	421
Total NIA	1,343.02	14,457

Rates

The property has a Rateable Value (RV) of £147,750 effective from 1 April 2017.

Terms

Offers to purchase our clients Freehold Interest are invited. The property is VAT elected.

Legal Costs

Each party will be responsible for their own legal costs with the incoming tenant responsible for LBTT and registration dues.

Energy Performance Certificate

Available on request.

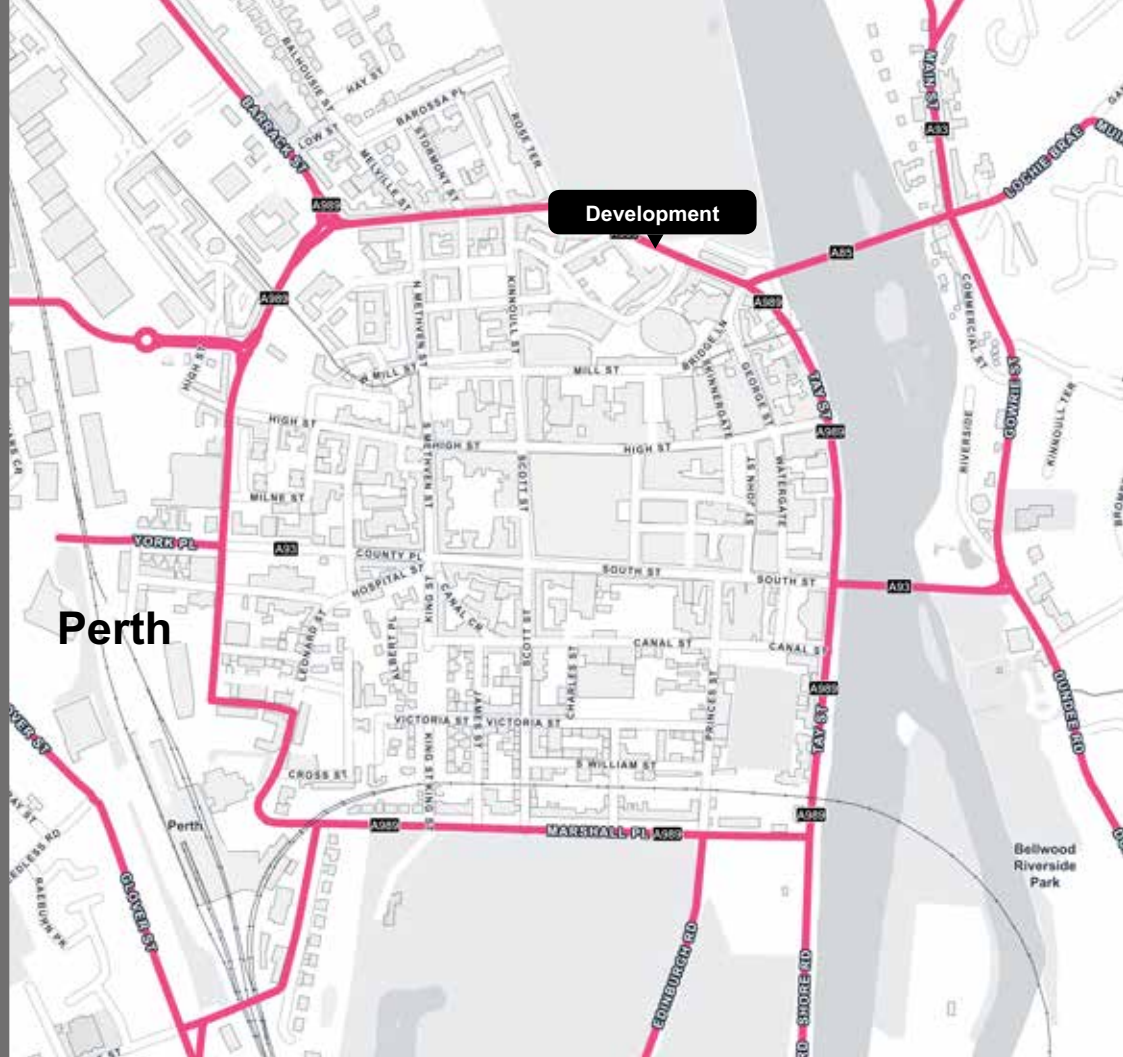
Distance and Drive times



CITY DRIVE TIMES	POPULATION WITHIN 60 MIN DRIVE TIME	% POPULATION	POPULATION WITHIN 30 MIN DRIVE TIME	% POPULATION
Perth	2,501,639	47.6	116,330	2.2
Glasgow	2,479,057	47.2	1,408,294	26.8
Stirling	2,288,867	43.6	354,652	6.7
Edinburgh	1,560,022	29.7	663,645	12.6
Dundee	547,604	10.4	232,321	4.4
Aberdeen	380,603	7.2	266,389	5.1
Inverness	146,659	2.8	84,190	1.6

Source: Drive time extents were calculated using ESRI ProTerritory, and then percent populations calculated by aggregating data zone populations whose centroids fell within these 60 minutes extents. Populations used were mid-2011 estimates provided by NRS.





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