TO LET

CLASS 1A/RETAIL

GRAHAM SIBBALD

26/30 Scott Street
Perth
PH1 5EH

- Prominent retail unit
- Excellent display frontage
- Ground and first floor levels
- City centre location
- Ample car parking close by
- Suitable for a variety of commercial uses (stc)
- GIA: 628.0 sq.m (6,760 sq.ft)

LOCATION

The city of Perth has a resident population of approximately 46,000 persons, with the population of the surrounding catchment area estimated to be in the region of 130,000. Perth is situated approximately 20 miles west of Dundee, 40 miles north of Edinburgh and 60 miles north east of Glasgow lying at the hub of Central Scotland's road network.

More precisely, the subjects are situated on the east side of Scott Street, close to its junctions with High Street and South Street. The subjects are located close to Scott Street car park and St. John's Shopping Centre, with direct access to the shopping centre from the rear of the shop.

Surrounding and neighbouring properties are mixed commercial with a variety of national and local tenants.

The approximate location is shown by the OS plan.

DESCRIPTION

The subjects comprise a Class 1a unit laid out over ground and first floor levels. The subjects are contained within an attractive mid terraced stone and slate building. The property benefits from an extensive glazed display frontage directly onto Scott Street.

Accommodation at ground floor is regular in configuration and open plan. The property benefits from x 2 access points, off Scott Street or via The St. John's Shopping Centre.

First floor accommodation comprises storage and staff facilities however could be adapted to suit a future tenants needs.

The property may suit a variety of commercial uses, subject to the required consents.

ACCOMMODATION

We have measured the site in accordance with the RICS Property Measurement (2nd Edition), which incorporates the RICS Code of Measuring Practice (6th Edition), to arrive at the following gross areas:

FLOOR	DESCRIPTION	SQ.M	SQ.FT
Ground	Retail	347.62	3,742
First	Storage/Staff	280.38	3,018

RENT

The subjects are available To Let at rent in the region of £30,000 per annum. It is anticipated that the lease will be structured on standard commercial terms for a period to be negotiated. Letting incentives will be made available depending on lease terms, tenant covenant etc.

Alternatively the subjects could be made available For Sale with offers invited for the heritable title.

RATEABLE VALUE

The subjects have a Net and Rateable Value of £26,600

The unified business rate for the year 2026/2027 is 48.1p exclusive of water and sewerage rates.

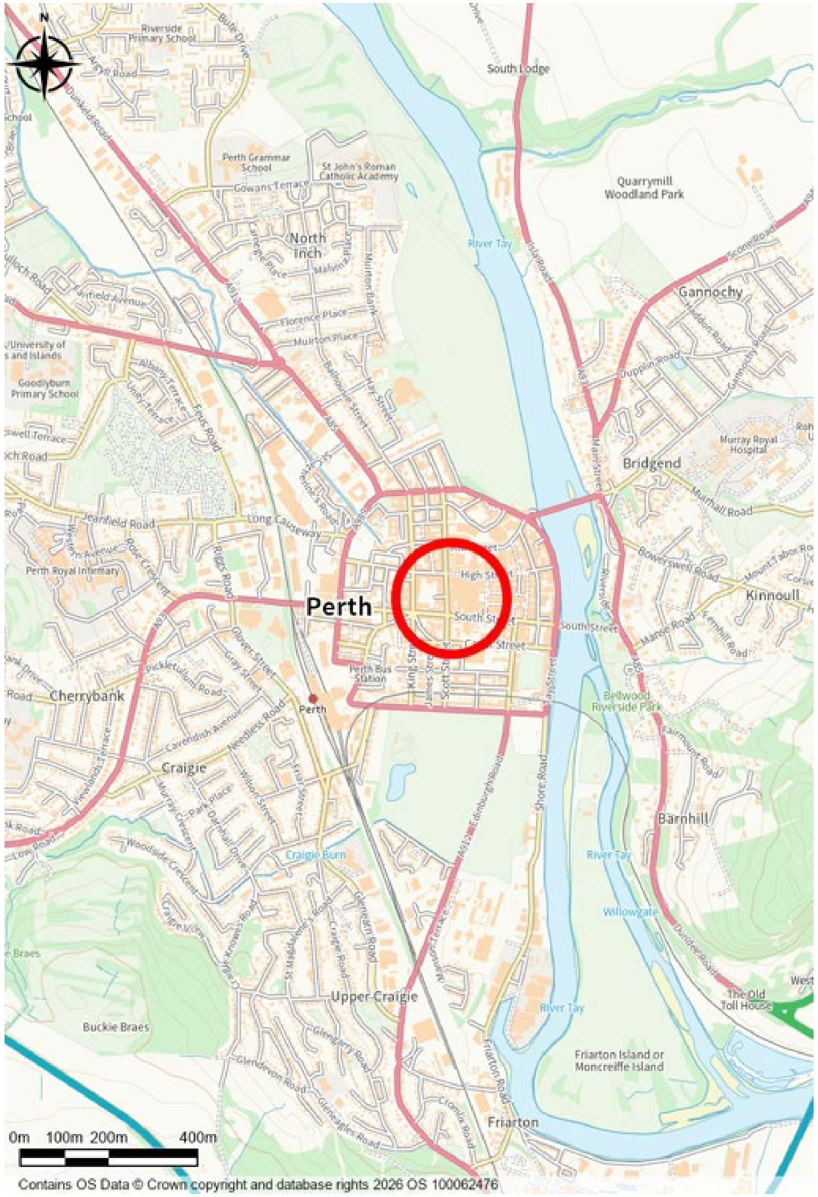
LEGAL COSTS + VAT

Each party to bear their own legal costs associated with this transaction.

All figures quoted are exclusive of VAT.

VIEWING + OFFICE ADDRESS

Viewing is through the Sole Letting Agents.



To arrange a viewing please contact:

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IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/ Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. Date Published: June 2026

ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.