



FOR SALE

44-46 SCOTT STREET

PERTH | PH1 5EH

GF 837 sqft NIA | Double Frontage | Flexible Layout | Basement 447sqft

SMART&CO.
surveyors & property consultants



Bright, practical space in Perth city centre

The property provides two large, bright open areas at the front, with a broad double shopfront onto Scott Street. Its straightforward layout offers flexibility for a range of commercial requirements, while the basement provides useful additional storage and working space.



837 SQ FT

NET INTERNAL AREA



DOUBLE FRONTAGE

STREET PRESENCE



TWO OPEN AREAS

CONFIGURATION



USABLE BASEMENT

ANCILLARY SPACE

Perth: a regional centre with a wide reach

Perth is a compact and accessible regional city serving a substantial rural and urban hinterland. Its city centre brings together shopping, professional services, culture, hospitality and transport connections within a walkable area.



SCOTT STREET

Independent, central and well connected

Scott Street and nearby street have a varied mix of specialist independent retailers, cafes, restaurants and local services. The property is a short walk from the High Street and South Street, while its broad double frontage gives it a clear presence within this established city-centre commercial setting.



WALKABLE CENTRE

Close to the High Street and wider city-centre amenities.



INDEPENDENT MIX

A street with specialist shops, food, drink and services.



REGIONAL REACH

A substantial retail catchment of 208,129 people. 90% of Scottish population within 90 minutes drive time.

Source: Perth & Kinross City and Town Centre Retail Study - Partial Update 2026; Perth City & Towns.

The property

The subjects comprise a ground-floor commercial unit with an attractive double frontage to Scott Street. Internally, the accommodation provides a predominantly open sales or working area which is divided into two large bright open areas to the front and ancillary facilities at the rear. A good-sized basement provides valuable storage and operational space.

ACCOMMODATION

Ground floor commercial accommodation with ancillary basement.

AREA

837 sq ft NIA

POTENTIAL USES

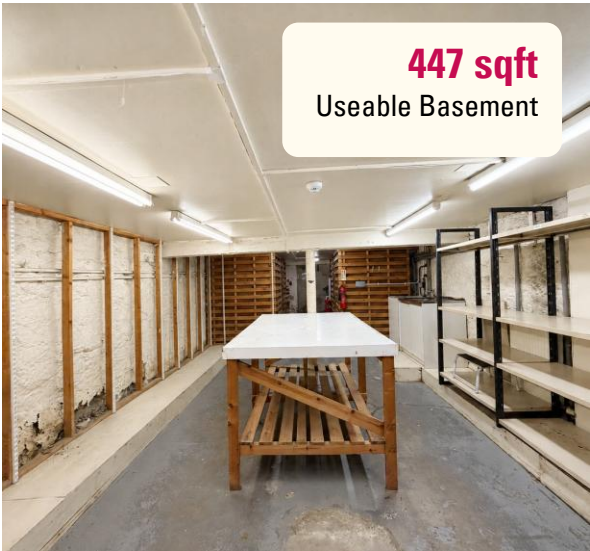
Suitable for a variety of uses, subject to planning and all necessary consents.

SALE TERMS

FOR SALE. Heritable (Freehold) Interest. All enquiries to the sole selling Agent.

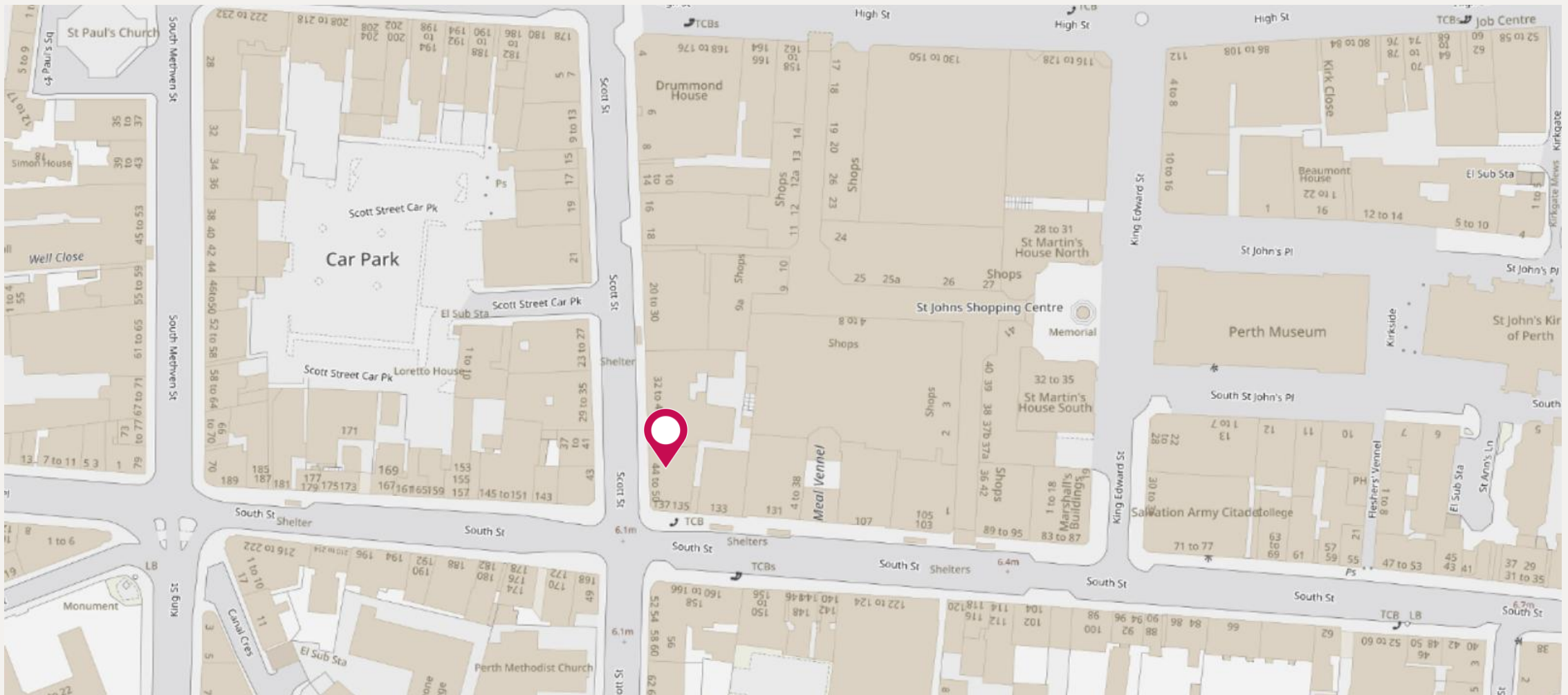
VIEWINGS

Strictly by prior arrangement with SMART&CO.



A central Perth position

Scott Street forms part of Perth's walkable city-centre network and has a mix of specialist independent retailers, cafes, restaurants and services nearby. The property benefits from a prominent double frontage and convenient access to the wider centre. The premises is ideally positioned between Scott Street car park and the St Johns Shopping Centre & Perth Museum which are all only a short walk away



INDICATIVE LOCATION



ARRANGE A VIEWING

See the potential

For Sale in Perth city centre: a distinctive double-fronted commercial unit with a flexible ground-floor layout and useful basement accommodation.

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IMPORTANT NOTICE

These particulars are intended as a guide and do not form part of any offer or contract. Statements, photographs, areas, dimensions and distances are approximate. Prospective purchasers must satisfy themselves by inspection, measurement, title review and independent professional advice as to condition, permitted use, consents, rates, VAT, EPC and all other material matters.