TO LET / FOR SALE

Vacant Restaurant Space in the Heart of Perth City Centre

GRAHAM SIBBALD

1 St. Johns Place
Perth, PH1 5SZ
To Let/ For Sale
Price on Application | Rent on Application

Find out more at **www.g-s.co.uk**

- **Perthshire City Centre Location**
- **Well-equipped Unit with Kitchen, Bar and Seating Areas**
- **Fantastic Opportunity To Transform The Premises, In a High Footfall Area.**
- **Unit Extends to 5532 Sq. Ft.**

INTRODUCTION

1 St. John's Place presents an excellent opportunity to acquire a licensed restaurant unit in the heart of Perth. The property combines character and prominence within one of the city centre's most vibrant leisure destinations.

Occupying a highly visible position on the north side of St John's Place, the premises sit within Perth's well-established "Café Quarter", an area renowned for its mix of independent cafés, restaurants, bars and complementary retail occupiers. The location benefits from substantial pedestrian footfall throughout the day and evening, generated by nearby commercial, retail and leisure amenities, together with its close proximity to the city's principal shopping and cultural attractions.

The unit offers strong potential for a variety of hospitality concepts and would suit operators seeking a prominent city centre presence in a lively and established trading environment. The surrounding occupiers and ongoing activity within the area contribute to a vibrant atmosphere, making the property well positioned to attract both local customers and visitors alike.

THE PROPERTY

The property comprises a licensed restaurant unit arranged over ground floor and Basement within a larger mixed residential property. The property accommodates two levels with potential for a bar and seating area at ground level and space for a kitchen on the upper level. The Restaurant space has potential for up to 160 covers inside with a further 60 covers allowed for outside dining on the main street.

ACCOMMODATION SUMMARY

We have summarised the accommodation as follows: -

Public Areas

- Entrance Vestibule
- Main Restaurant area (160)
- Male Female & Accessible toilets

Service Areas

- Cellar
- Partially fitted Commercial Kitchen
- Office Area

Outside

- Outdoor Seating area (60)

LICENCE

The premises benefit from a Premises Licence under the Licensing (Scotland) Act 2005.

SERVICES

The property is connected to mains electricity gas and water

ENERGY PERFORMANCE CERTIFICATE

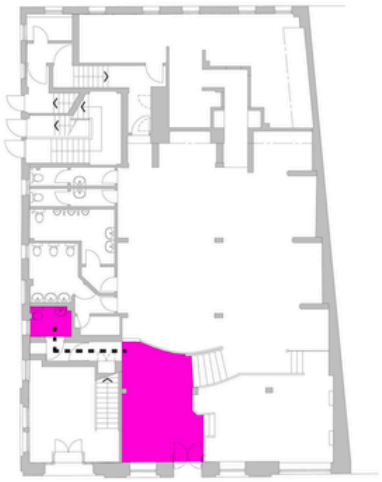
The Energy Performance Certificate will be provided on request

RATEABLE VALUE

Rateable Value — £35,600 (Effective 1st April 2026)

TENURE

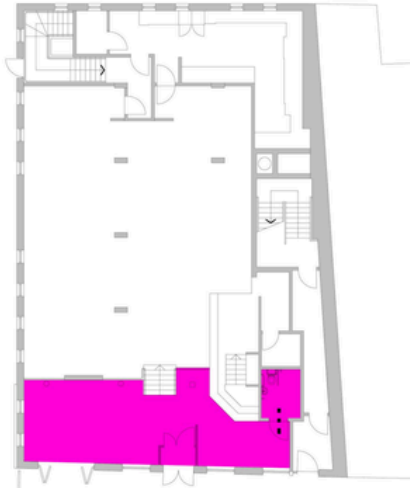
Leasehold OR Heritable (Freehold)/Outright Ownership)



Existing

Limited amount of restaurant space accessible to wheel chair users

Accessible Area: 20m²



Proposed

Reorganised restaurant greatly improves wheel chair accessibility and WC provision

Accessible Area: 47m²

Existing

Sunlight to restaurant blocked by circulation and ancillary spaces

Restaurant Area: 147m²

Proposed

Reorganised restaurant opens up space, and is filled with light

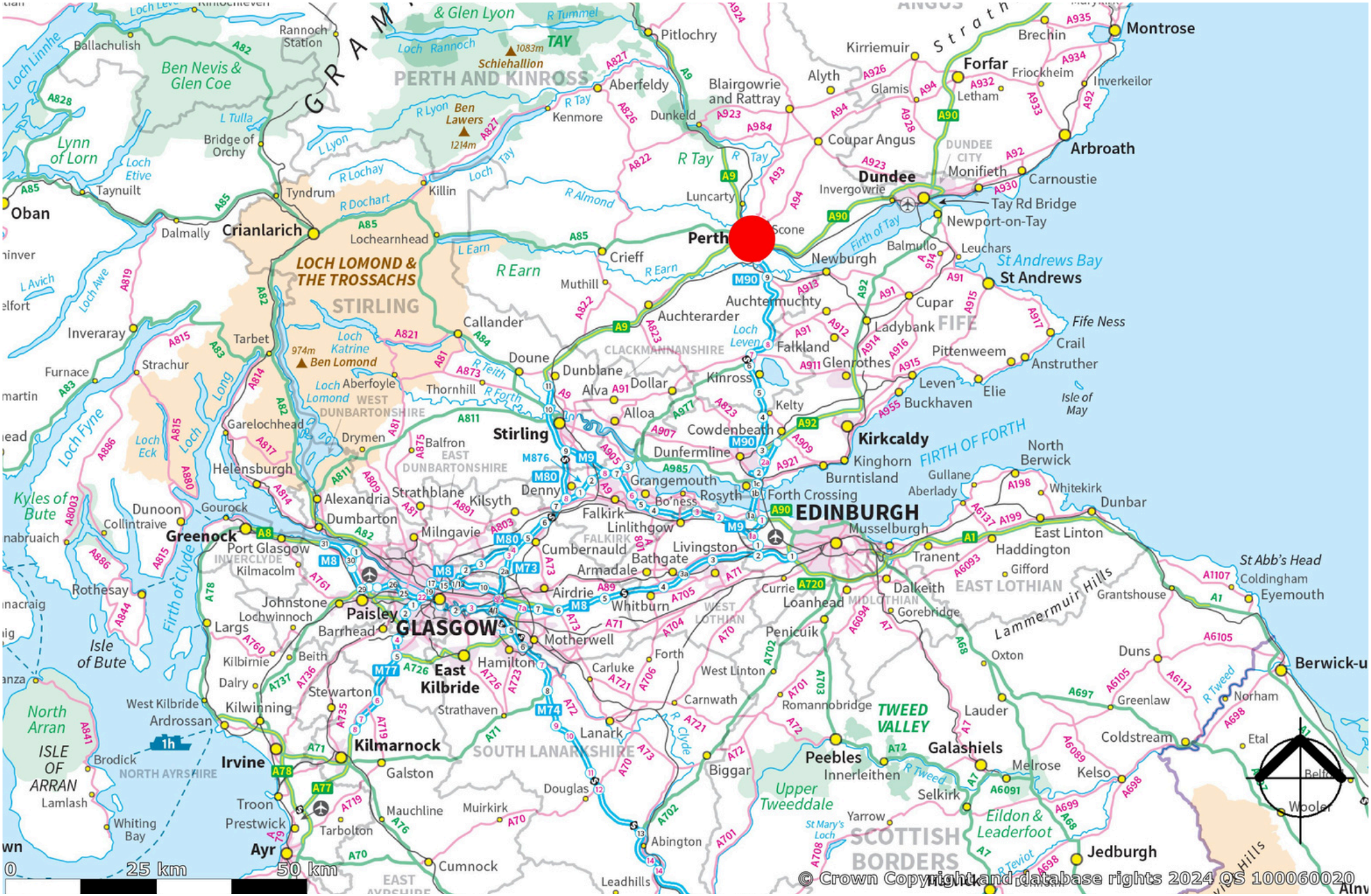
Restaurant Area: 200m²

Existing

Existing 'Wall' of Ancillary and Circulation Spaces

Proposed

Ancillary and Circulation Spaces are reorganised to increase floor space, street frontage, and the availability of light


Perth
Dundee
Arbroath
Montrose
Forfar
Kirkcaldy
EDINBURGH
Stirling
Crianlarich
Oban
Greenock
GLASGOW
Paisley
East Kilbride
Hamilton
Kilmarnock
Irvine
Ayr
Dunfermline
Falkirk
Livingston
Musselburgh
St Andrews
Berwick-u
Jedburgh
Galashiels
Peebles
Melrose
Kelso
Coldstream
Lauder
Newcastle
Cumnock
Dumfries
Moffat
Lanark
Biggar
Abington
Douglas
Muirkirk
Mauchline
Galston
Troon
Prestwick
Tarbolton
Stewarton
Kilwinning
Ardrossan
Largs
Rothesay
Dunoon
Helensburgh
Balloch
Aberfoyle
Callander
Doune
Dunblane
Alva
Dollar
Kinross
Kelty
Cowdenbeath
Glenrothes
Leven
Buckhaven
Anstruther
Pittenweem
Crail
Elie
Cupar
Ladybank
Newburgh
Auchtermuchty
Falkland
Auchterarder
Crieff
Muthill
Luncarty
Scone
Blairgowrie and Rattray
Alyth
Kirriemuir
Brechin
Friockheim
Inverkeilor
Letham
Glamis
Coupar Angus
Dunkeld
Aberfeldy
Kenmore
Pitlochry
Tyndrum
Killin
Lochearnhead
Bridge of Orchy
Taynuilt
Ballachulish
Rannoch Station
Inveraray
Tarbet
Strachur
Furnace
Garelochhead
Drymen
Balfron
Alexandria
Dumbarton
Milngavie
Kilsyth
Denny
Grangemouth
Bo'ness
Rosyth
Forth Crossing
Kinghorn
Burntisland
Gullane
Aberlady
North Berwick
Whitekirk
Dunbar
East Linton
Haddington
Tranent
Gifford
Grantshouse
Dalkeith
Currie
Loanhead
Gorebridge
Penicuik
Oxton
Duns
Greenlaw
Norham
Etal
Belford
Wooler
Coldingham
Eyemouth
St Abb's Head
Fife Ness
Isle of May
Isle of Bute
North Arran
ISLE OF ARRAN
Lamlash
Brodick
Whiting Bay
Lochgilphead
Kilchrenan
Dalmally
Lochgoilhead
Cumnock
Leadhills
Abington
Carnwath
Carluke
Forth
West Linton
Romannobridge
Innerleithen
Selkirk
Yarrow
Eildon & Leaderfoot
Upper Tweeddale
TWEED VALLEY
SCOTTISH BORDERS
Lammermuir Hills
Pentland Hills
Moorfoot Hills
Cheviot Hills
Firth of Tay
FIRTH OF FORTH
Firth of Clyde
Firth of Lorn
Firth of Forth
St Andrews Bay
Loch Lomond
Loch Ness
Loch Tay
Loch Rannoch
Loch Leven
Loch Lomond
Loch Katrine
Loch Etive
Loch Fyne
Loch Awe
Loch Linnhe
Loch Eck
Loch Long
Loch Tummel
Loch Lyon
Loch Lochy
Loch Ness
Loch Ness
Ben Nevis & Glen Coe
Ben Lawers
1214m
Schiehallion
1083m
Ben Lomond
974m
Lynn of Lorn
Kyles of Bute
PERTH AND KINROSS
STIRLING
LOCH LOMOND & THE TROSSACHS
WEST DUNBARTONSHIRE
EAST DUNBARTONSHIRE
CLACKMANNANSHIRE
FIFE
EAST LOTHIAN
MIDLOTHIAN
WEST LOTHIAN
SOUTH LANARKSHIRE
NORTH AYRSHIRE
INVERCLYDE
DUNDEE CITY
1h
25 km
50 km
© Crown Copyright and database rights 2024 OS 100060020

North Inch
Crieff Road
Feus Road
Jeanfield Road
Riggs Road
PERTH
A93
Glasgow Road
Viewlands Road
Glover Street
Needless Road
Craigie
A989
Perth
King Street
Scott Street
South Street
Canal Street
Tay Street
A912
Edinburgh Road
Shore Road
Isla Road
A94
Gannochy
Bridgend
Muirhall Road
Bowerswell Road
Kinnoull
Hatton Road
Manse Road
A85
Dundee Road
Barnhill
River Tay
500 m
1000 m
© Crown Copyright and database rights 2024 OS 100060020

HIGH STREET
TCB
TCBs
Job Centre
Kirk Close
Beaumont House
El Sub Sta
KIRKGATE
Kirkgate Mews
ST JOHN'S PLACE
ST JOHN STREET
Carilion House
St Martin's House North
St John's Square
Memorial
Shops
KING EDWARD STREET
Perth Museum
KIRKSIDE
St John's Kirk of Perth
SOUTH ST JOHN'S PLACE
St Martin's House South
0
25 m
50 m
© Crown Copyright and database rights 2024 OS 100060020

RENT/PRICE

Leasehold

For Rent - ROA

Heritable (Freehold)

For Sale - POA

LEASE TERMS

A new full repairing and insuring lease is offered with the remaining terms up for negotiation.

FINANCE/BUSINESS MORTGAGES

Graham + Sibbald are in regular contact with the specialists involved in the financing of business and property purchases in Scotland and we would be happy to assist with introductions if required.

ANTI-MONEY LAUNDERING (AML)

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.

VIEWING ARRANGEMENTS

Strictly by appointment only to be made through Graham + Sibbald. No approach to be made to the property or members of staff.

OFFERS

All offers should be submitted in Scottish Legal Terms to the sole selling agents at the address below:

Graham + Sibbald
40 Torphichen Street
Edinburgh
EH3 8JB

To arrange a viewing please contact:

Martin Sutherland
Licensed Trade and Business Agent
martin.sutherland@g-s.co.uk
07768 704 203

Katie Tait
Associate – Hotel + Leisure
katie.tait@g-s.co.uk
07500 423 941

GRAHAM SIBBALD

1. These particulars are intended as a 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.
Date published: **June 2026**
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.