TO LET/MAY SELL
OFFICE

GRAHAM SIBBALD



31 George Street
Perth
PH1 5LA

- First floor office
- Flexible lease terms available
- Offers invited for the Heritable Interest
- Popular mixed use city centre location
- May qualify for 100% Rates Relief
- NIA: 62.5 sq.m (672 sq.ft)
- NO VAT

LOCATION

The city of Perth has a resident population of approximately 146,000 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 George Street within a mixed commercial area. Surrounding operators include estate agents, restaurants and other established business operators.

The approximate location is shown by the OS plan.



DESCRIPTION

The subjects comprise a first floor office laid out largely in a cellular nature. The subjects are contained within an attractive mid terraced traditional stone and slate building.

Accommodation is bright and modern suitable for a variety of business users. The accommodation includes 1x large open plan office with additional private offices, WC and staff facilities.

ACCOMMODATION

We have measured the property in accordance with the RICS property measurement (2nd edition) which incorporates the RICS code of measuring practice (6th edition) to arrive at the following net internal area:

62.5 sq.m (672 sq.ft)



RATEABLE VALUE

The subjects are entered into the Valuation Roll with a Rateable Value of £4,750

The subjects may qualify for 100% Rates Relief.

EPC

Available on request.

TERMS

The subjects are available To Let at a rent in the region of £9,600 per annum.

Alternatively the subjects may be available For Sale with offers invited.

LEGAL COSTS + VAT

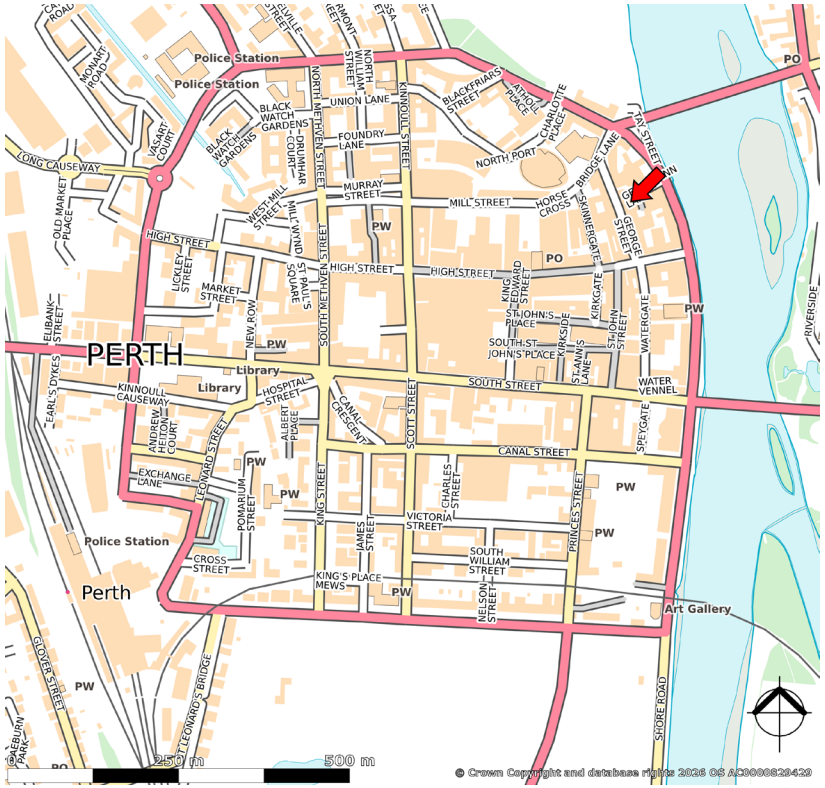
Each party to bear their own legal costs associated with the transaction.

The subjects are not elected for VAT.

VIEWING

Viewing is through the sole letting / selling 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: November 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.