TO LET
RESTAURANT PREMISES

GRAHAM SIBBALD

COMPETITIVE RENT



16 St. John's Place
Perth
PH1 5SZ

- Well established vibrant city centre location
- Opposite Perth Museum
- Recognised "Café Quarter"
- Close to High Street and opposite shopping centre
- Quality fit-out with commercial kitchen, bar and seating areas
- Ready for immediate occupation
- GIA: 312.7 sq.m (3,365 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 property sits within an excellent trading position, at Perth's heart within the "Café Quarter". The subjects lie on the north side of St John's Place, opposite Perth Museum. The area is greatly benefitting from the newly refurbished Perth Museum with increased levels of footfall and visitors.

The approximate location is shown by the OS plan.



DESCRIPTION

Modern and fully fitted out restaurant contained within an attractive mid-terraced traditionally constructed building.

Internally the subjects are laid out over ground, part basement and mezzanine levels. The property is ready for a new tenant to begin operating immediately.

The property also benefits from a large south facing outside area, previously used as a terrace which could be used to increase number of covers available to a new tenant.

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 gross internal area: 312.7 sq.m (3,366 sq.ft)

FLOOR	DESCRIPTION	SQ.M	SQ.FT
Ground	Restaurant/Bar/Kitchen	228.0	2,454
Mezz	Restaurant	84.7	912







- Restaurant seating 120 covers or thereby (Internally)
- Potential for a further 30 covers or thereby (Externally)
- Bar
- Commercial Kitchen
- Male, Female and Accessible Toilets

RATEABLE VALUE

The subjects are entered into the Valuation Roll with a Rateable Value of £31,300

The unified business rate for the year 2026/27 is 48.1 exclusive of water and sewerage rates.

EPC

Available on request.

TERMS

The subjects are available To Let at a rent in the region of £35,000 per annum.

It is anticipated that the lease will be structured on standard commercial terms for a period to be negotiated.

LEGAL COSTS + VAT

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

For the avoidance of doubt all figures quoted are exclusive of VAT.

VIEWING AND OFFICE ADDRESS

Viewing is through the sole letting agents.

To arrange a viewing please contact:



GARTH DAVISON
Senior Director
garth.davison@g-s.co.uk
07809 490 581



KEITH SCOBBIE
Consultant
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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.