TO LET
CLASS 1A

GRAHAM SIBBALD



26 George Street
Perth
PH1 5JR

- Ground and basement floor commercial unit
- Attractive prominent glazed frontage
- Popular mixed use city centre location
- Ample on street car parking
- NIA: 159.08 sq.m (1,711 sq.ft)

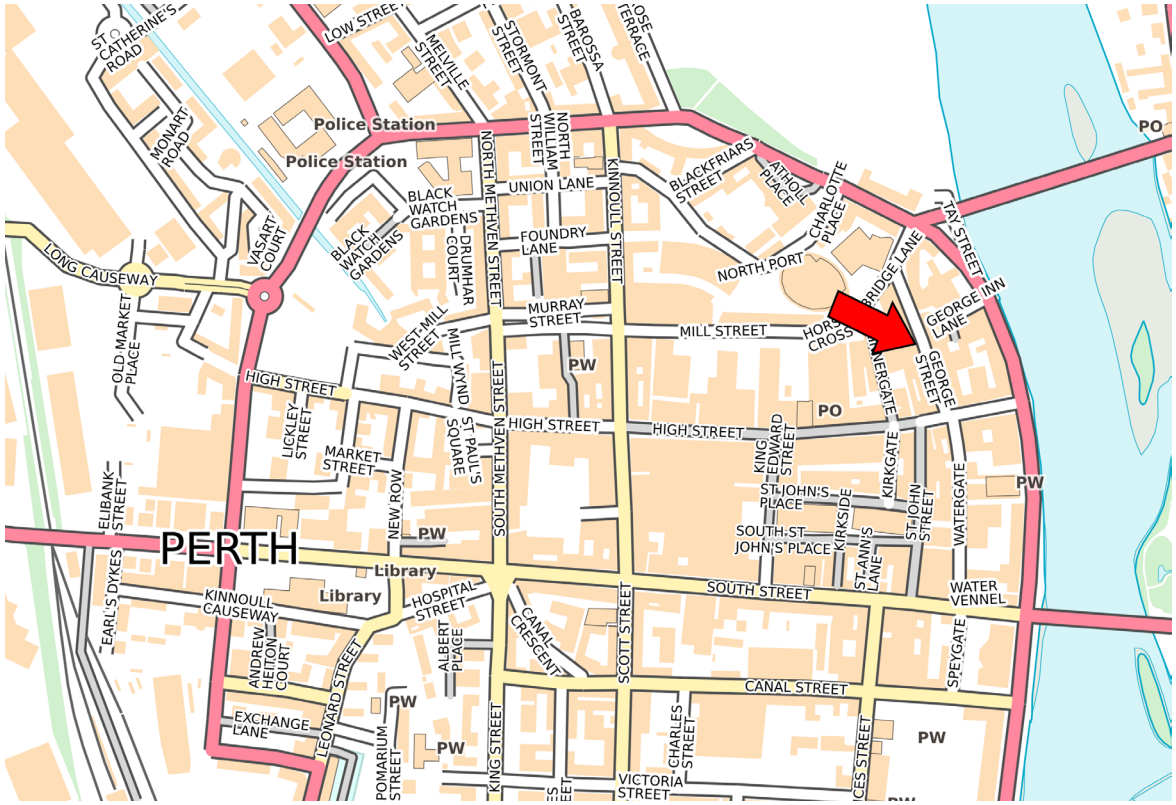
LOCATION

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 west side of George Street within a mixed commercial area. Surrounding operators include pilates studio, deli, cafe, restaurant and other established business operators.

The approximate location is shown by the OS plan.



DESCRIPTION

The subjects comprise a ground floor and basement level Class 1a/commercial unit. The property is contained within an attractive traditionally constructed building.

Ground floor provides a large open plan retailing area with x 2 private office. Accommodation at basement level offers staff accommodation, storage facilities and WC's.

Accommodation is bright and modern suitable for a variety of business users (STC).

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:

159.08 sq.m (1,711 sq.ft)







Floor	Description	Sq.m	Sq.ft
Ground	Retail	88.60	953
Basement	Staff/Storage	70.48	758

RATEABLE VALUE

The subjects are entered into the Valuation Roll with a Rateable Value of £14,500

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 of £22,000 per annum.

There is a quarterly management fee payable. All lease information can be made available from the Sole Letting Agents.

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

Viewing is through the sole letting agents.

To arrange a viewing please contact:



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



KEITH SCOBBIE
Partner
keith.scobbie@g-s.co.uk
07803 896 947

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.