FOR SALE / MAY LET

CLASS 1A/RETAIL

GRAHAM SIBBALD

REDUCED PRICE



20 Charlotte Street
Perth
PH1 5LW

- Affordable class 1a unit
- Prominent corner location
- Busy traffic thoroughfare
- Car parking close by
- May qualify for 100% rates relief
- Gia: 132.0 Sq.M (1,420 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 occupy a prominent corner location on Charlotte Street, at its junction with Charlotte Place. The surrounding area is mixed commercial in is nature, home to a number of professional and financial services. The attractive North Inch is within easy walking distance.

The approximate location is shown by the OS plan.



DESCRIPTION

The subjects comprise a ground floor Class 1a unit contained within an attractive stone and slate building. The property benefits from a sizeable and prominent glazed display frontage directly onto Charlotte Street and its return with Charlotte Place.

Access to the property is directly off Charlotte Street. Internally accommodation is a mixture of open plan and cellular, including kitchen and WC's.

Accommodation is bright and modern suitable for a variety of commercial uses, subject to the required consents.

ACCOMMODATION

We have measured the site 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: 132.0 sq.m (1420 sqft).

PRICE / RENT

Offers in the region of £115,000 are invited for heritable title.

Alternatively, the subjects are available To Let at a rent in the region of £16,000 per annum. It is anticipated that the lease will be structured on standard commercial terms for a period to be negotiated.

RATEABLE VALUE

The subjects have a Net and Rateable Value of £12,000

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

The subjects may qualify from 100% Rates Relief. Interested parties should make their own enquiries in this regard.

EPC

Available upon request.

LEGAL COSTS + VAT

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

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

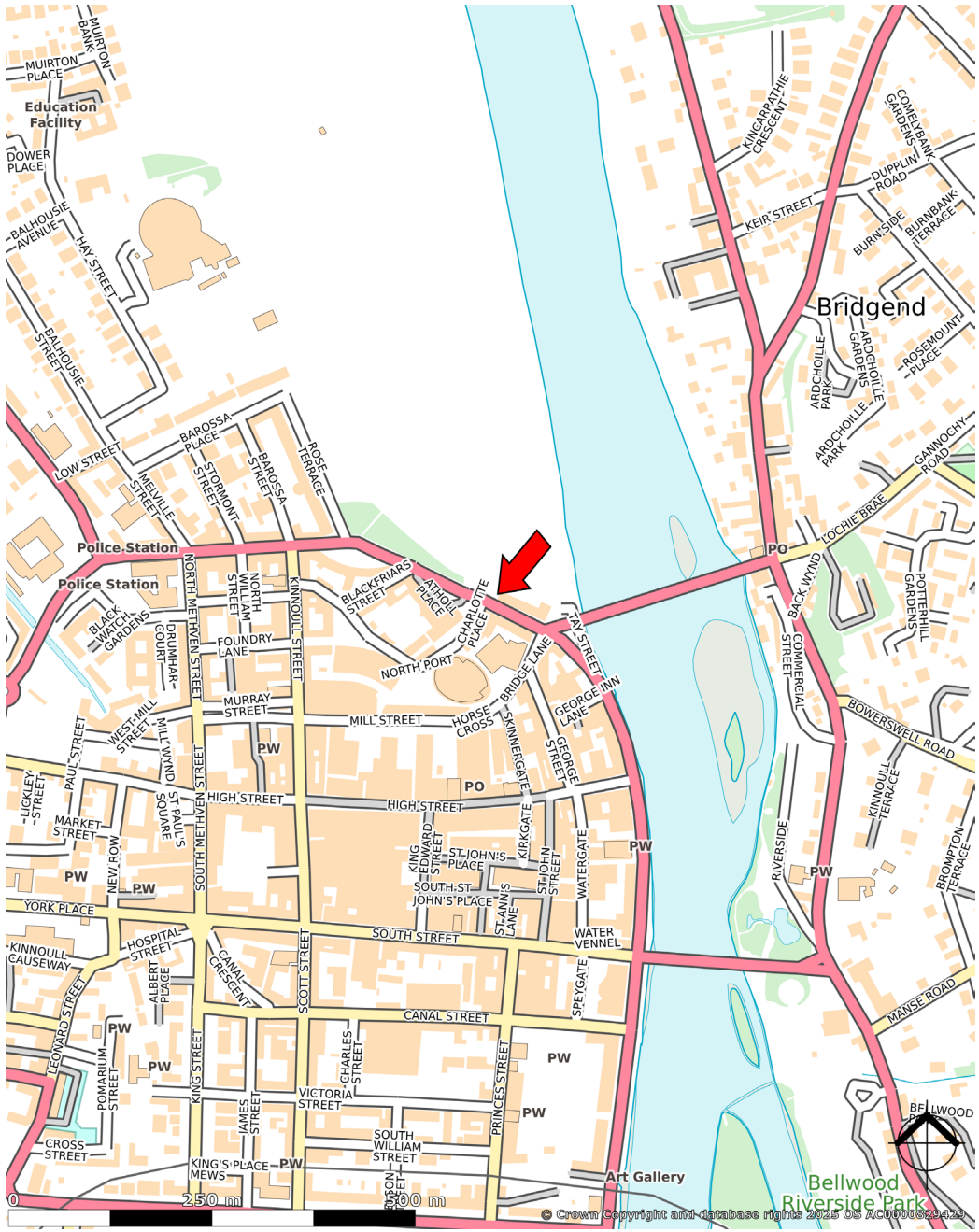
VIEWING

Viewing is through the Sole Selling/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.