



1 Melville Street, Perth, PH1 5PY

CITY CENTRE RETAIL PREMISES WITH HIGHLY VISIBLE DISPLAY FRONTAGE

Tenure	To Let / For Sale
Available Size	744 sq ft / 69.12 sq m
Rent	£7,500 per annum ex VAT
Rates Payable	£2,888.40 per annum Qualifying occupiers may benefit from 100% rates relief under the Small Business Bonus Scheme.
Rateable Value	£5,800
EPC Rating	Upon enquiry

Key Points

- PROMINENT RETAIL PREMISES
- CORNER POSITION
- ON MAIN ARTERIAL ROUTE THROUGH CITY CENTRE
- HIGH VOLUME OF PASSING TRAFFIC
- 100% RATES RELIEF TO QUALIFYING OCCUPIERS
- AVAILABLE FROM DEC 2026

Description

The subjects comprise a ground floor retail/commercial unit contained within a traditionally constructed 3 storey and attic terraced building. Access to the property is via a timber and glazed pedestrian entrance door and internally the subjects comprise a main retail area with rear office and WC facilities.

The premises are fitted with a part carpet / part vinyl floor covering, plasterboard walls, and a suspended grid ceiling with inset CAT 5 lighting.

The subjects may suit a variety of commercial uses, subject to the appropriate planning consents.

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.

More precisely, the subjects occupy a prominent corner position within Perth City centre, on the north east side of Melville Street at its junction with Atholl Street.

Accommodation

We have measured the subjects in accordance with the RICS Code of Measuring Practice (6th edition), and calculate the Net Internal area to be as follows:-

Ground Floor - 69.11 sq m (744 sq ft)

Terms

The subjects are available on full repairing and insuring terms at a rental of £7,500 per annum.

Alternatively, our clients would consider offers for the heritable proprietors interest (Scottish equivalent of freehold).

VAT

For the avoidance of doubt, all figures quoted are exclusive of VAT unless otherwise stated. Any prospective purchaser should satisfy themselves independently as to the incidence of VAT involved in any transaction.

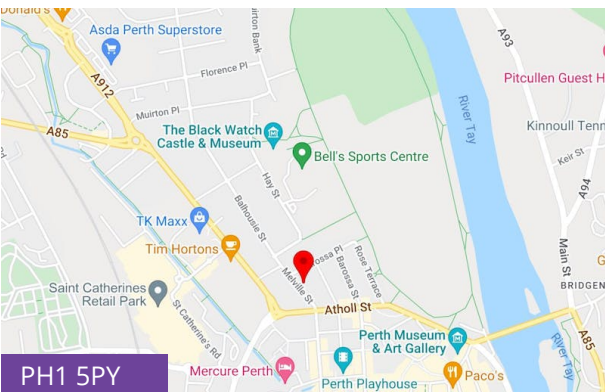
Business Rates

Rateable Value - £5,800

Qualifying occupiers may benefit from 100% rates relief under the Small Business Bonus Scheme.

Further Information

Further information and viewing arrangements are available by contacting the Marketing Agents, Westport Property.



Viewing & Further Information



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