

TO LET

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SUITE 2, ARRAN HOUSE,
ARRAN ROAD,
PERTH
PH1 3DZ

- LEASE FROM £14,000 PER ANNUM
- 1,625 SQFT
- 100% RATES RELIEF (SUBJECT TO QUALIFICATION)
- ATTRACTIVE RECEPTION AREA
- CAR PARK TO FRONT
- EASILY ACCESSIBLE LOCATION

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LOCATION

Perth is a city in central Scotland, located on the banks of the River Tay. It is the administrative centre of Perth and Kinross council area and the historic county of Perthshire. According to the preliminary 2011 census results Perth, including its immediate suburbs, has a population in the region of 50,000.

Perth's city centre is situated to the west of the banks of the River Tay. The pedestrianised portion of the High Street, which runs from the junction of St John Street to Scott Street, is the main focus of the shopping area. The centre has a variety of major and independent retailers.

Situated in the North Muirton area of Perth, with excellent connectivity to the A9 close to Inveralmond Roundabout. The premises are accessed via Arran Road. Nearby occupiers include Enterprise Rent A Car, Howdens, Grahams, Dulux and Volvo

DESCRIPTION

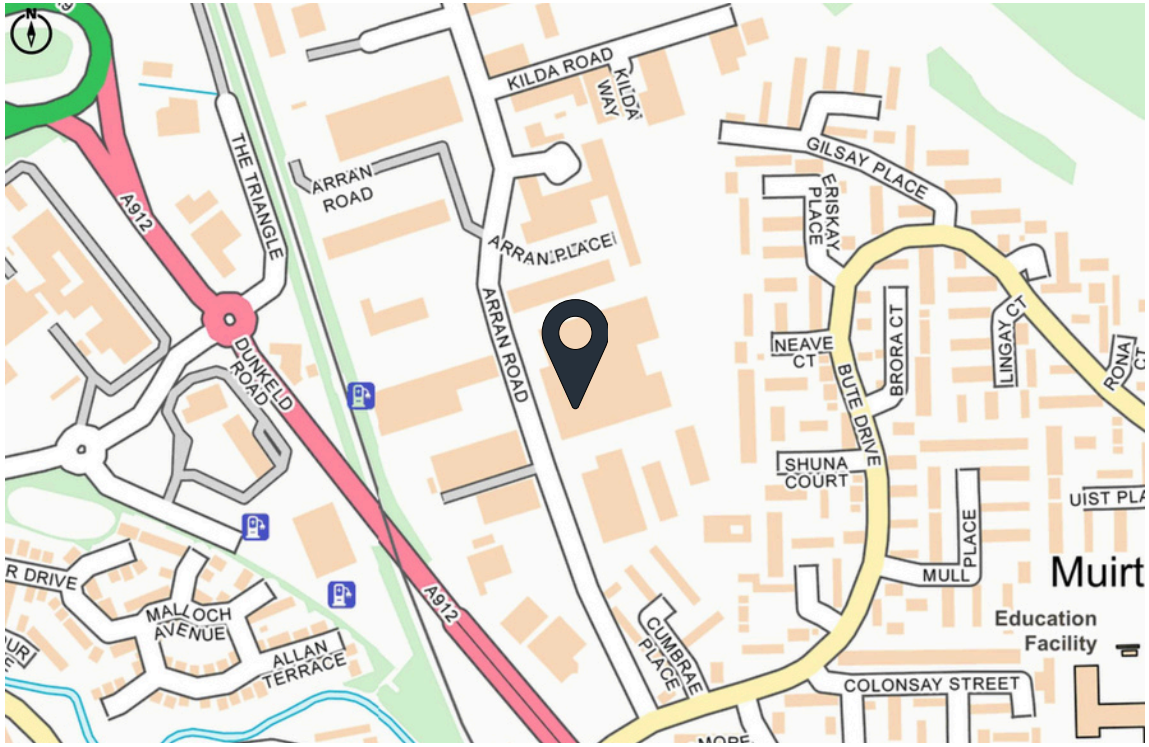
The property is situated within the ground floor of Arran House Business Centre and is well configured with 4 internal offices and 2 larger open plan spaces.

The property benefits from an attractive communal reception area, communal WC's and car parking to the front.

PROPOSAL

Lease from £14,000 per annum for a new FRI lease. A service charge will be applicable which is currently in the region of £7,600 per annum.





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PLANNING

All queries in relation to redevelopment/ reconfiguration of the subjects should be addressed to Perth & Kinross Council Planning Department.

RATING

Rateable value £11,800.

FLOOR AREAS

From sizes taken during our inspection we calculate the subject property, measured in accordance with the RICS Code of Measurement Practice (second edition, January 2018) to extend to the following approximate net internal area (NIA):

151m²/1,625ft²

EPC

A copy of the EPC will be available upon request.

CLOSING DATE

A closing date may be set and all interested parties should make a note of interest at the offices of the Sole Agent. We reserve the right to sell the property without setting a closing date and we are not obliged to accept the highest or indeed any offer for the sale of the property.

VAT

All prices, premiums and rents quoted are exclusive of VAT.







DISCLAIMER

Falconer Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars and plan are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact must satisfy themselves by inspection or otherwise as to the correctness of each of them: (iii) no person in the employment of Falconer Property Consultants has any authority to make or give any representation or warranty whatever in relation to this property: (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. Published October 2026.

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VIEWINGS AND FURTHER INFORMATION

Strictly by appointment through the Sole Agent:

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