

Property for Auction in Scotland - [Print Version]

Lot : 23 Scott Street, Perth, Perthshire PH1 5EH



Auction House Scotland

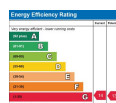
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Auction Date:	Start Time	Property Type:	*Guide Price
Thu 30/07/2026	14:00	Commercial	£90,000

Property Address: 23 Scott Street, Perth, Perthshire PH1 5EH, PH1 5EH

If you're looking to add a high yielding retail unit to your commercial portfolio, or take your first steps into commercial ownership, then this tenanted unit could be the perfect opportunity for you. Enjoying prime central location on Perth's Scott Street, Out of This Galaxy is a newly established and thriving tabletop games and memorabilia store. The unit offers a floor area of approximately 102 sq. metres comprising main retail area with additional gaming area, storage, kitchen and WC to the rear, with the tenant offering a wide range of stock and also with tables for in-store games clubs/societies within a well presented environment. A five year lease was agreed in January 2025, with a passing rent of £14,000 per annum, which equates to an attractive immediate rental yield in excess of 15%. The published rateable value is £13,100



which means that a scaled level of rates relief may be available. Immediate rental income always attracts strong levels of interest, so early viewing is essential.

Area

Scott Street enjoys ideal central Perth location with good levels of footfall. Perth has an excellent choice of shops, bars and restaurants as well as a concert hall, theatre, art gallery, museum and cinema. The town's leisure facilities also include the Perth Climbing Centre, The Willowgate Activity Centre, Perth Leisure pool, an ice rink and two sports centres. Local golf courses include the North Inch Golf Course (one of the oldest in Scotland), James VI Golf Course on Moncrieff Island (a short walk away), Craigie Hill and Murrayshall. The world famous golf courses at Gleneagles and St Andrews are both within 35 miles. There is National Hunt racing at Scone Palace, which also hosts The Scottish Game Fair.

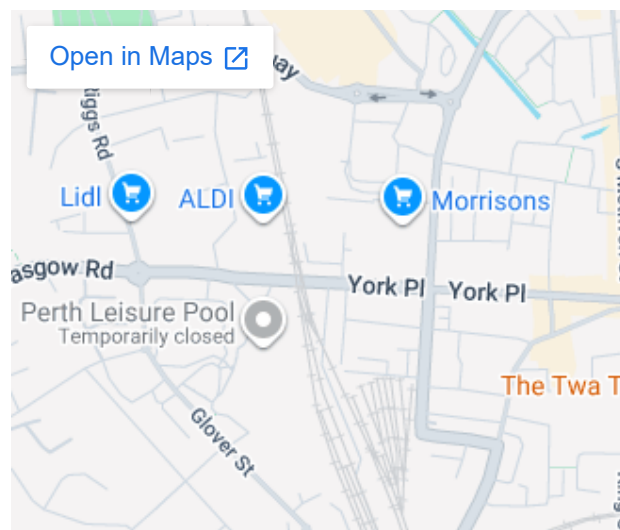
Tenure

Freehold

Local Authority

Perth and Kinross Council

Location Map



EPC

Current Energy Efficiency Rating G

Additional Fees

Administration Charge - 3.6% inc VAT of the purchase price, subject to a minimum of £3600 inc VAT, payable on exchange of contracts.

Disbursements - Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

Price Information

*Guides are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a Reserve (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide.