TO LET/MAY SELL

High Street Retail Space

Busy city centre location.

Suitable for a variety of uses.

Private Parking to the rear

GIA: 368.68 m² (3,968 ft²) over 3 floors.

Available to let at £25,000 per annum

May Sell - Offers Invited

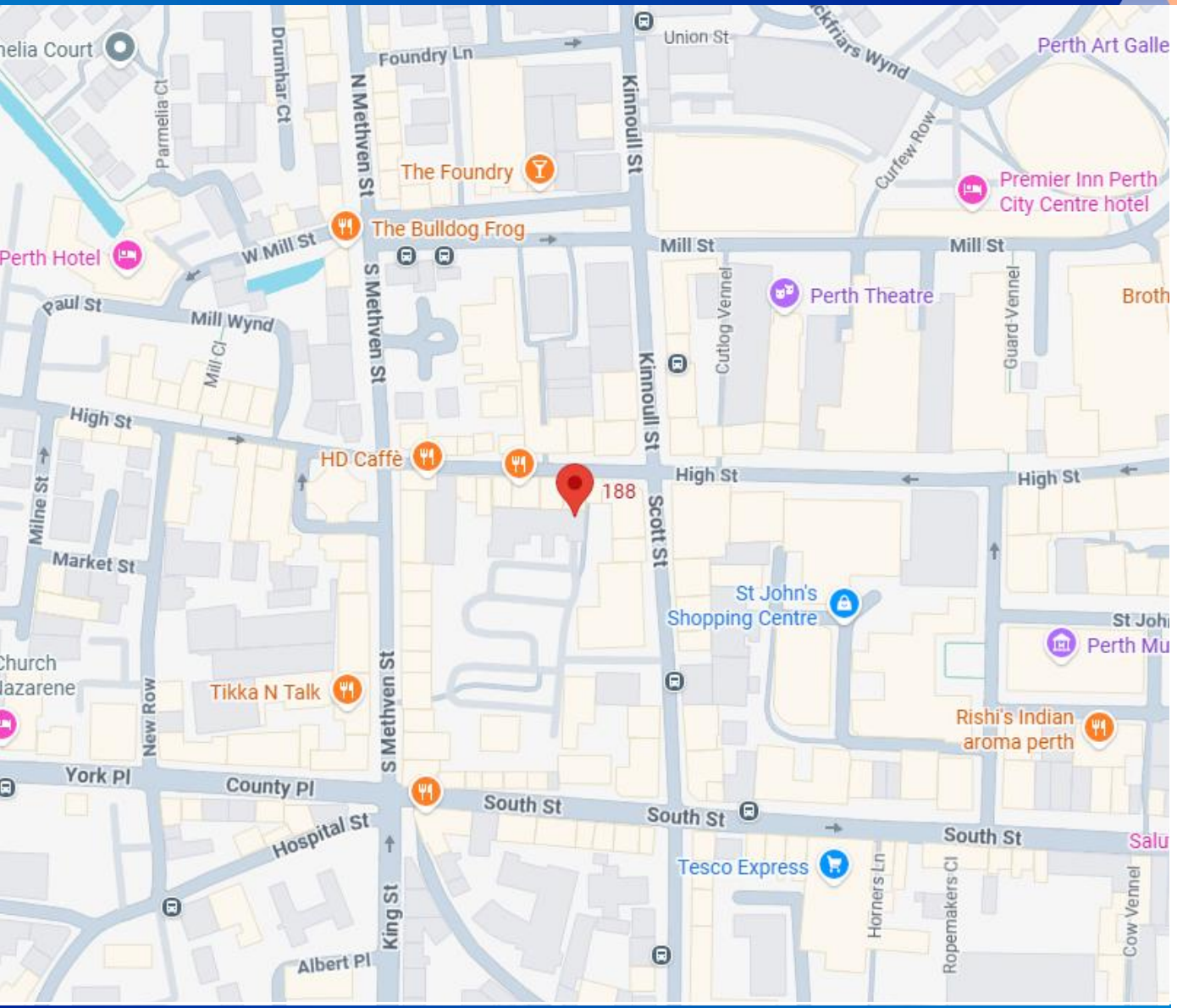


188-190 HIGH STREET PERTH, PH1 5PA

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Location



FIND ON GOOGLE MAPS

Location

Perth, which has a population of approximately 45,000 persons (Source: Perth & Kinross Council), is the principal area of Perth & Kinross District and has recently been awarded City status.

Historically known as the gateway to the Highlands, Perth enjoys close proximity to Scotland's main cities with 90% of the country's population accessible within 90 minute drive time. Dundee lies approximately 22 miles to the east with Edinburgh 43 miles to the south and Glasgow 61 miles to the southwest.

Perth is located at the base of the River Tay in the heart of Scotland with the A9 and A90/M90 giving easy access to Dundee, Edinburgh, Glasgow and the south beyond.

The subjects are located in the Centre of Perth and occupy a prominent position at the western end of the high street. The High Street is the premier shopping thoroughfare in Perth, amenities within walking distance include both the rail and the bus station, a large selection of bars and restaurants, Perth Concert Hall, a theatre, cinema, and major high street shops including Sainsbury's directly opposite the subjects..

Scott Street car park is located to the rear and provides direct access to the private car parking serving the property.

Ground Floor

188-190 HIGH STREET PERTH, PH1 5PA

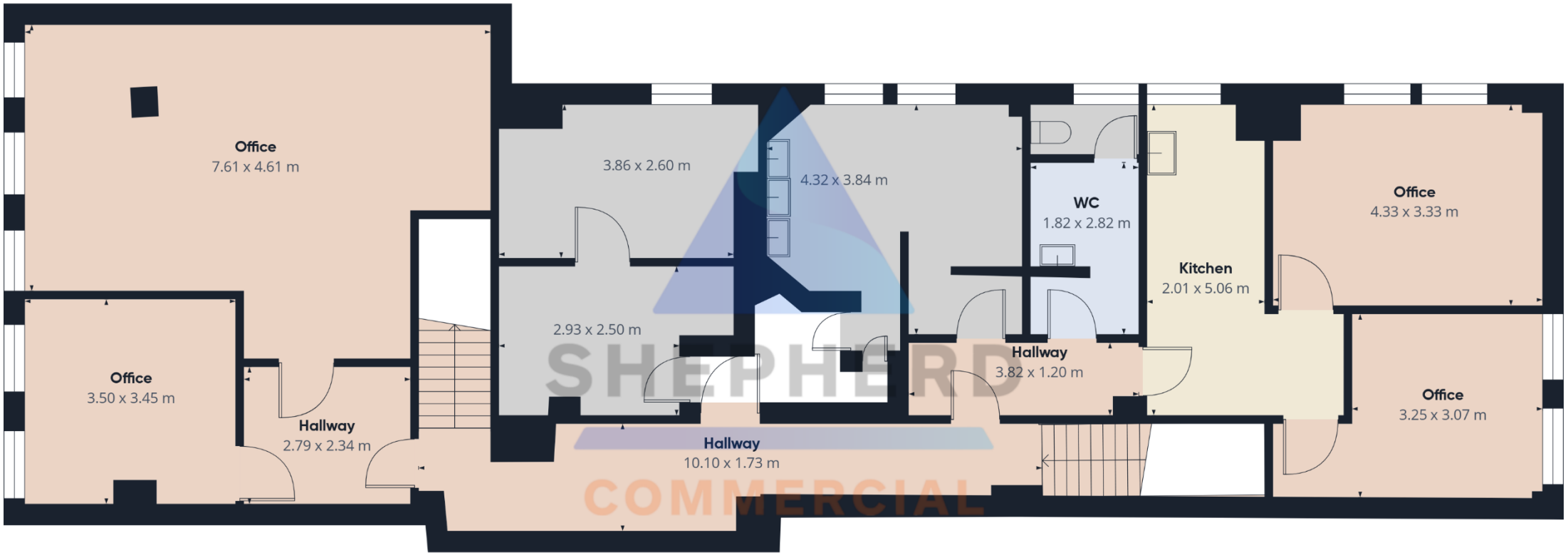


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E

First Floor

188-190 HIGH STREET PERTH, PH1 5PA



E

Second Floor

188-190 HIGH STREET PERTH, PH1 5PA



Description









DESCRIPTION

188-190 High Street is a three-storey stone-built property within a terraced block. The building is set beneath a predominantly pitched slate roof, with a small section of flat felt roof to the rear. The ground floor is currently in retail use and is accessed directly from the High Street, with office and storage accommodation on the first and second floors. Planning consent was previously granted to convert the upper floors into apartments, and previous plans can be made available to those seriously interested; however, this consent is no longer in place. Interested parties should make their own enquiries with the relevant local authority. Rear access is available from the Scott Street public car park, with pedestrian access also available via the pend to the east of the building.

Car Parking

The subjects benefit from private car parking to the rear, accessed via the Scott Street public car park.

Accommodation

	m^2	ft^2
Ground Floor	161.59	1,739
First Floor	154.7	1,665
Second Floor	52.39	564
Total	**368.68**	**3,968**

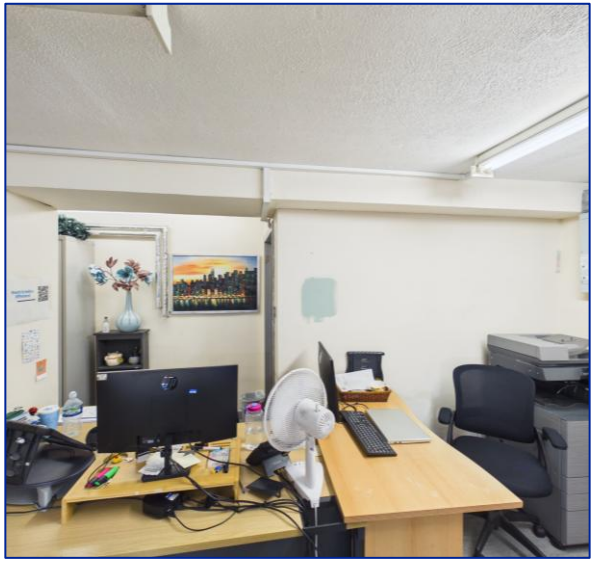
The above floor areas have been calculated on a Gross Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).

Description











The Detail

Lease Terms

The subjects are available to let at £25,000 per annum for a negotiable period.

Price

Offers are invited for our client's heritable interest.

Planning

Interested parties should make their own planning enquiries with Perth and Kinross Council.

Rateable Value

The premises are entered in the current Valuation Roll at a Net and Rateable Value of £22,800. The Unified Business Rate for 2026/2027 is 48.1 pence, exclusive of water and sewerage.

Energy Performance Certificate

Available upon request.

VAT

The property is not elected to VAT.

Legal Costs

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



Get in Touch

For further information or viewing arrangements please contact the sole agents:

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Oliver Farquharson
Oliver.farquharson@shepherd.co.uk

Shepherd Chartered Surveyors
13 Albert Square, Dundee, DD1 1XA
t: 01382 878005

ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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J & E Shepherd 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 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 but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd 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. October 2026

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