REDUCED PRICE – OFFERS OVER £75,000

FOR SALE/ MAY LET

- PROMINENT CITY CENTRE RETAIL UNIT
- NIA: 73 SQ. M (785 SQ. FT.)
- BUSY LOCATION OPPOSITE ST. JOHNS CENTRE
- EXTENSIVE RETAIL FRONTAGE
- FOR SALE: OFFERS OVER £75,000
- TO LET: OFFERS OVER £5,000 PA
- NO BUSINESS RATES FROM APRIL 2027

VIDEO TOUR

WHAT 3 WORDS



104 SOUTH STREET, PERTH, PH2 8PA

CONTACT: Jonathan Reid j.reid@shepherd.co.uk | 01738 638188 | **shepherd.co.uk**

SHEPHERD COMMERCIAL

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.

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 premises are centrally and prominently located upon South Street opposite the entrance to St Johns Shopping Centre.

Surrounding occupiers comprise a mix of local and national retailers a number of which have been established within this location for many years.

Description







DESCRIPTION

The subjects comprise ground floor retail premises contained within a modern mid terraced block with private residential accommodation above.

The subjects benefit from an extensive window display area, with 2 large windows fronting onto South Street and another very large window fronting onto Ropemakers Close, the main entrance way to one of Perth's multistorey car parks.

The subjects would suit a variety of retail uses and alternative uses subject to planning.

ACCOMMODATION

	m^2	ft^2
Ground Floor	73	785
Total	73	785

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

The Detail

PRICE & RENT

Our client is inviting offers in excess of £75,000 for their heritable interest.

Alternatively, the property is available to let at offers over £5,000 per annum. No Business Rates from April 2027.

RATEABLE VALUE

The subjects have been entered in the valuation roll at a Rateable Value of £14,400.

Rates payable, subject to rates relief, at £4,155.84 per annum.

The Unified Business Rate for 2026/2027 is 48.1p exclusive of water and sewerage.

ENERGY PERFORMANCE CERTFICATE

Awaiting further details.

VAT

Prices are quotes exclusive of VAT.

LEGAL COSTS

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



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NO BUSINESS RATES FROM APRIL 2027

Get in Touch

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

Jonathan Reid
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13 Albert Square, Dundee, DD1 1XA
t: 01738 638188

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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