REDUCED GUIDE PRICE - £67,500

FOR SALE BY ONLINE AUCTION

AUCTION DATE:
2:30PM 20TH August 2026

CITY CENTRE OFFICE/RETAIL ACCOMMODATION

PROMINENT RETAIL FRONTAGE

LOCATED WITHIN A BUSY STREET

100% RATES RELIEF AVAILABLE

NIA: 80.66 SQ.M (868 SQ.FT)

Guide Price : £67,500

WHAT 3 WORDS

42 SCOTT STREET, PERTH, PH1 5EH

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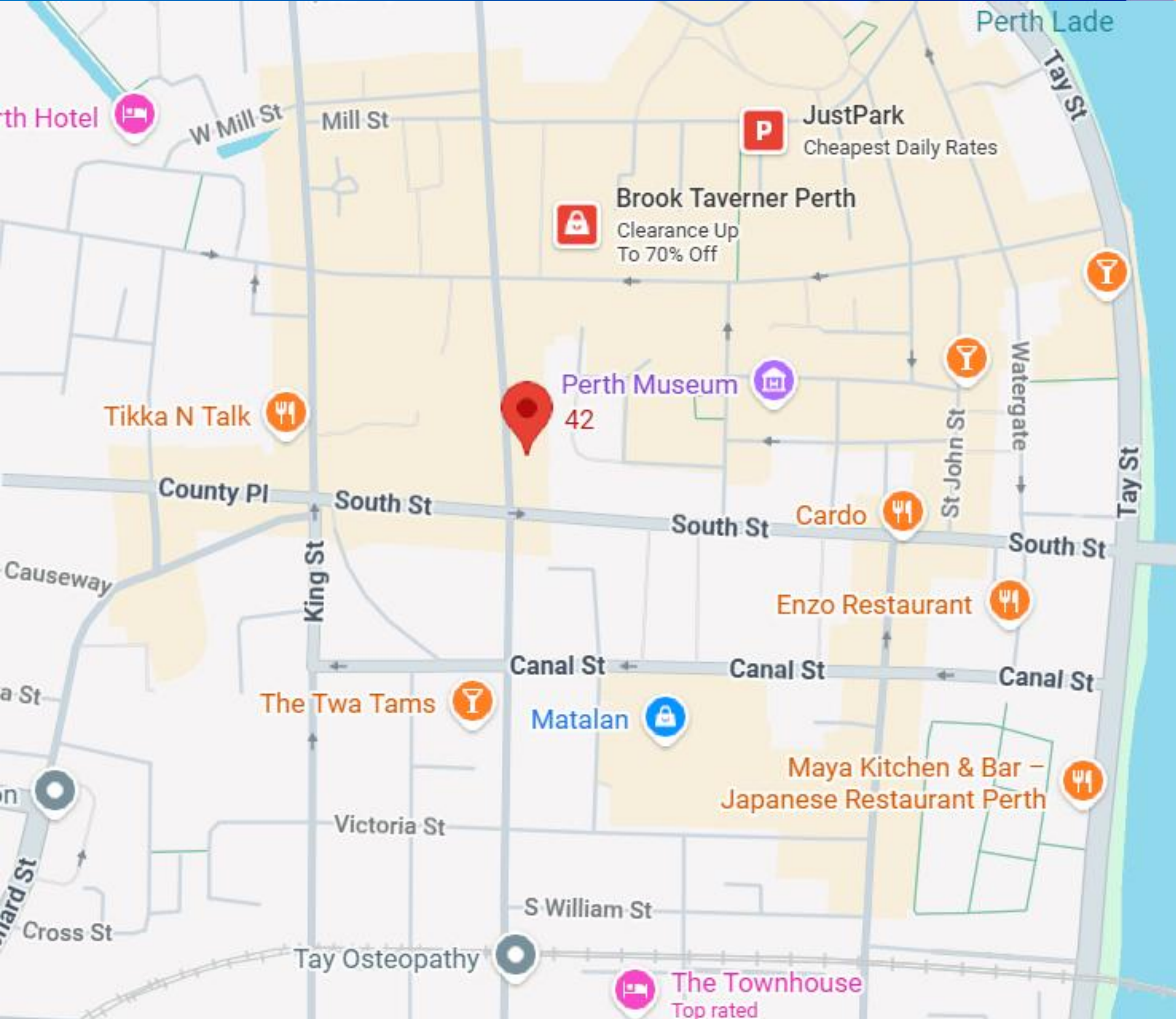
SHEPHERD
PROPERTY AUCTIONS

Location



FIND ON GOOGLE MAPS

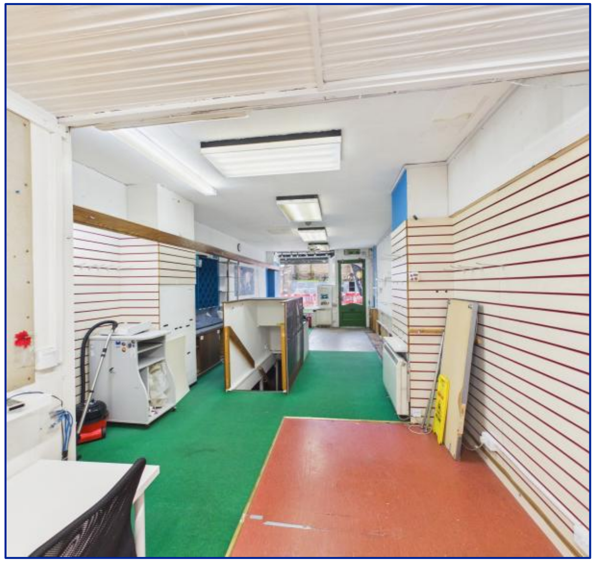
Location

Perth, which has a population of approximately 45,000 persons (Source: Perth and 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 subjects occupy a prominent location within Scott Street. A good mixed commercial/residential area of Perth.

Description



Description

The subjects comprise a ground floor and basement retail unit contained within a traditional terraced tenement building with private residential accommodation above.

Internally, the accommodation provides an open plan sales area, with a staff area and toilet facilities to the rear. With a basement that provides further useable space.

The shop further benefits from prominent retail frontage and electric roller shutter doors.

Accommodation

	m^2	ft^2
Ground Floor	50.58	544
Basement	30.08	324
TOTAL	**80.66**	**868**

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

42 SCOTT STREET, PERTH, PH1 5EH

Auction Date

The auction will be held on 20th August at 2:30pm.

Registering to Bid

All parties wishing to bid will be required to pre-register against any lots they wish to bid on using the link below:

https://www.shepherd.co.uk/auctions-remote-bidding/

Bidders will also be invited to undertake an AML identity check and provide debit card details for a Stripe check.

Deposit

At the end of the auction, the winning bidder must immediately pay a non refundable deposit of 10% of the purchase price (plus VAT if appropriate), subject to a minimum of £5,000.

Reserve Price

The reserve price is the minimum price for which the property can be sold, this figure is confidential between the auctioneer and the vendor and cannot be disclosed.

If the reserve price isn't met, the property will remain unsold.

You can contact our team and at this point you'll be able to make an offer which will be referred to the sellers for their consideration

Guide Price

The property has a reduced guide price of £67,500

If properties are advertised with a guide price this will be within 10% either above or below the reserve price.

If the guide is shown as falling within a range of prices then the reserve price will not exceed the highest value quoted.

Buyer Fees

The buyer's fee is 2% plus VAT subject to a minimum of £2,000 plus VAT.

Legal Pack

The legal pack is available to view online.

VAT

See Legal Pack.

Energy Performance Certificate

The property has an energy rating of

A copy of the EPC is available upon request.

Get in Touch

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

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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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PROPERTY AUCTIONS