

FOR SALE / TO LET
SUBSTANTIAL RETAIL UNIT



**18/20 St. John Street
(13 Watergate)
Perth PH1 5SR**

- Ground Floor Double Retail Unit
- Upper Floor Accommodation
- Popular City Centre Location
- Development Potential - Stc
- Total Gia: 443.50 Sq.m (4,773 Sq.ft)



LOCATION

The city of Perth has a resident population of approximately 46,000 people with a population of the surrounding catchment area estimated to be in the region of 130,000.

Perth is situated 20 miles west of Dundee, 40 miles north of Edinburgh and 60 mile north east of Glasgow.

More precisely, the subjects are situated on the east side of St. John Street within a popular mixed use area. Surrounding businesses are established with a mixture of retail and licensed operators.

The approximate location is shown by the OS plan.



DESCRIPTION

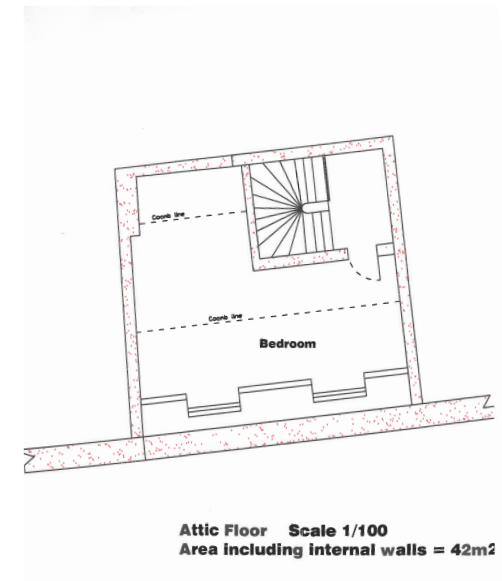
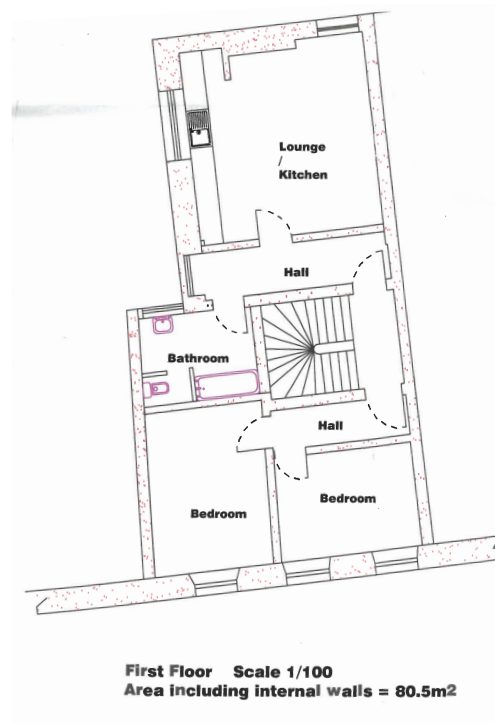
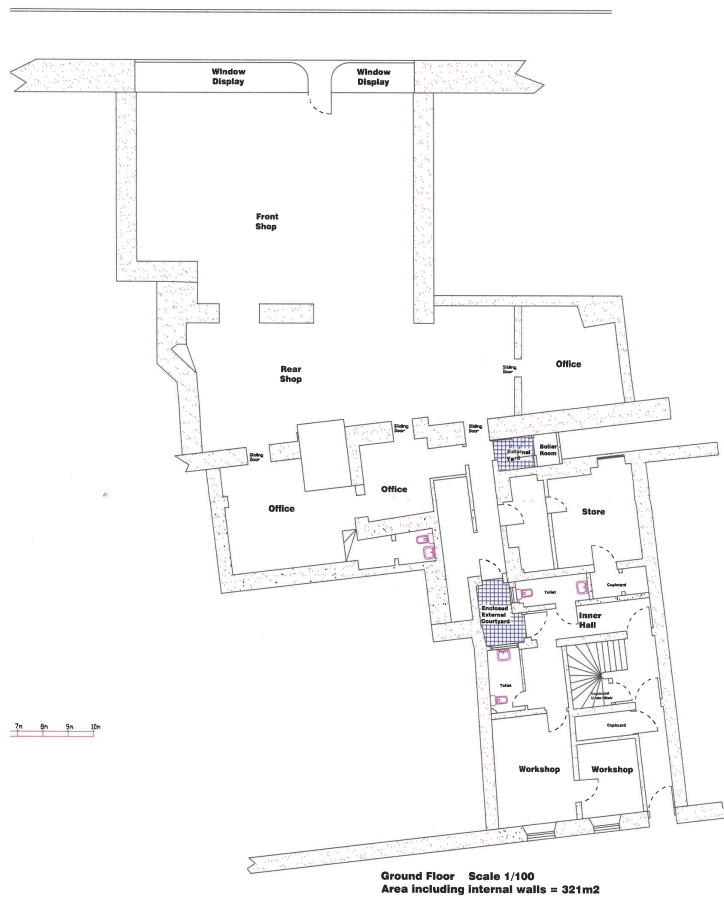
The subjects comprise a ground floor retail unit (double unit) and basement contained within a 4 storey building.

The property links into 2 x buildings to the rear of the original tenement, these being a mixture of stone and brick built.

The retail unit is accessed from St. John Street and the rear building fronts onto and is accessed from Watergate. The 2 buildings link internally.

Internally the property provides retail accommodation within the main building with additional staff facilities, stores and workshop. The upper floor accommodation is cellular in nature, laid out over first and attic floor levels. A secondary access to the upper floor content can be obtained via Watergate.

The subjects may suit a variety of uses, subject to the appropriate consents and warrants.



OPPORTUNITY

The subjects are substantial in size and would allow for various development opportunities such as; sub-division of the ground floor and re development of the upper floors.

This would be subject to the appropriate consents and warrants. Interested parties should make their own enquiries in this regard.

ACCOMMODATION

The Agents have measured the property in accordance with the RICS property measurement (2nd edition) which incorporates the RICS code of measuring practice (6th edition) to arrive at the following gross internal area: 443.50 sq.m (4,773 sq.ft)

Floor	Sq.m	Sq.ft
Ground	321	3,455
First Floor	80.5	866
Attic	42.0	452



To arrange a viewing please contact:



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Partner
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RATEABLE VALUE

The property has a rateable value of £32,800.

EPC

Available on request.

PRICE/TERMS

The subjects are available For Sale at offer in the region of £250,000.

Alternatively, the subjects may be available To Let with further information available from the Sole Selling/Letting Agents.

LEGAL COSTS + VAT

Each party will bear their own legal costs associated with the transaction.

For the avoidance of doubt all figures quoted are exclusive of VAT.

VIEWING AND OFFICE ADDRESS

Viewing is through the sole selling/letting agents.

ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude

IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
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5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: June 2025