

**FOR SALE**  
**OFFICE/DEVELOPMENT OPPORTUNITY**

**GRAHAM  
SIBBALD**



**8 St. Leonards Bank**  
**Perth**  
**PH2 8EB**

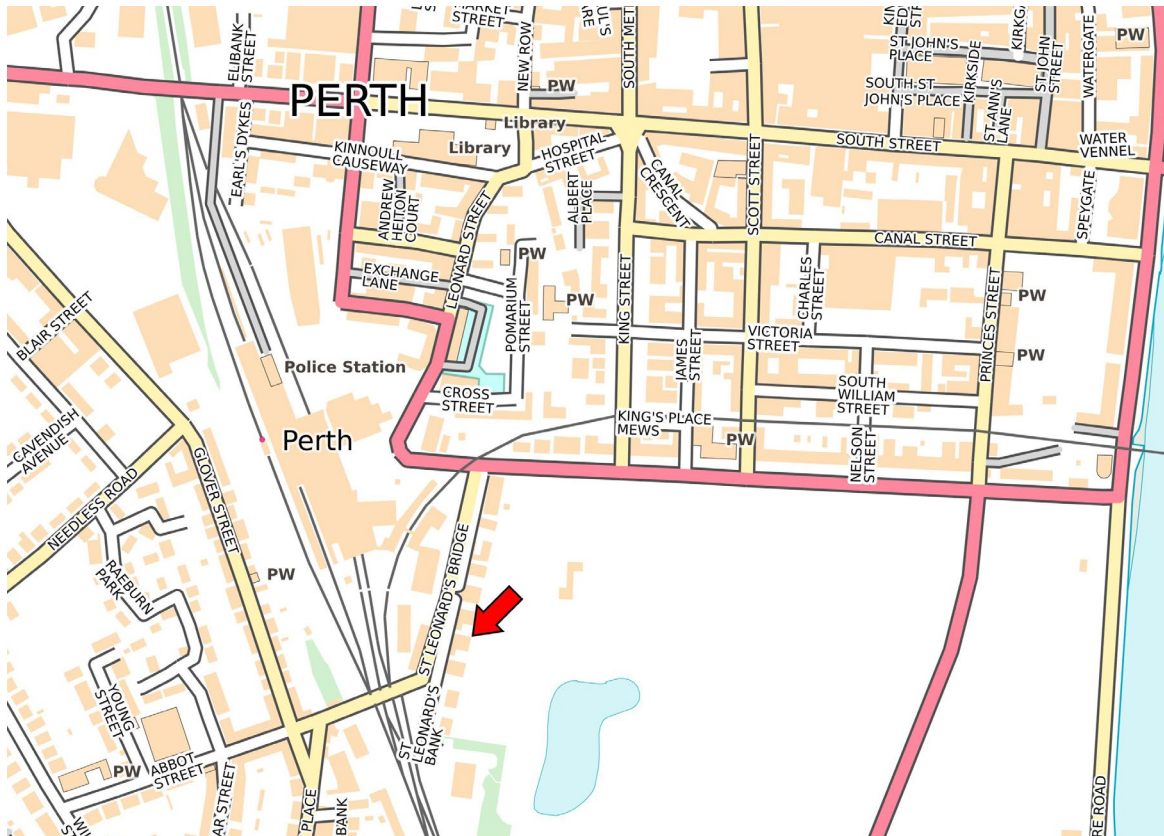
- INCOME PRODUCING OFFICE BUILDING
- LET TO NHS TAYSIDE
- X 12 CAR PARKING SPACES
- OVERLOOKING SOUTH INCH PARKLAND
- POSSIBLE DEVELOPMENT OPPORTUNITY (STC)
- GIA 412 SQ.M (4,435 SQ.FT)
- SITE 0.20 HECTARES (0.5 ACRES) OR THEREBY

## LOCATION

The city of Perth has a resident population of approximately 46,000 persons, with the population of the surrounding catchment area estimated to be in the region of 130,000. Perth is situated approximately 20 miles west of Dundee, 40 miles north of Edinburgh and 60 miles north east of Glasgow lying at the hub of Central Scotland's road network.

More precisely, the subjects are located on St. Leonards Bank within a mixed commercial and residential area and within easy walking to Perth city centre. The surrounding area provides a mix of green space and urban convenience, with the nearby Perth Bus and Train Stations in walking distance. Perth city centre lies to the north of the property and offers a wide range of commercial facilities.

The approximate location is shown by the OS plan.



## DESCRIPTION

The subjects comprise an income producing office building currently let out to NHS Tayside.

The main/original building comprises a traditionally constructed 2 storey Georgian villa which has been extended by various projections. The subjects come with a single storey garage accessed directly off St. Leonards Bank.

The property sits on a substantial site overlooking the South Inch Parkland. The site is circa 0.5 acres and includes mature garden grounds and parking for 12 cars. The approximate site boundary is shown by the OS plan.

Internally the subjects are cellular in their nature, fitted out in connection with the service offered by the current tenant. Accommodation is laid out over ground and first floor levels.



## ACCOMMODATION

We 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:

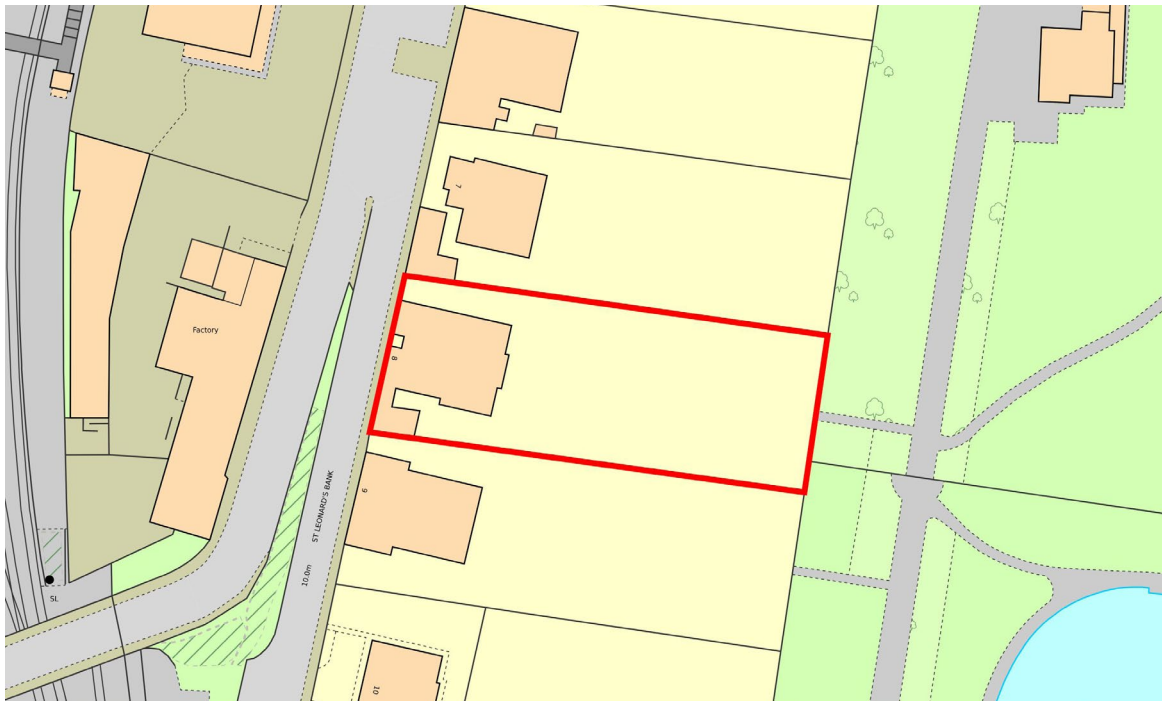
Gross Internal Area: 412 SQ.M (4,435 SQ.FT)

Site Area: 0.20 Hectares (0.5 Acres) or thereby.

## LEASE TERMS

The subjects are currently leased out to NHS Tayside at an annual rent of £39,000 per annum. The lease expires 30th September 2027 and is subject to annual tenant break options, the next break being 30th September 2026. NHS Tayside are a longstanding tenant having been in occupation since 2002.

The current leasing agreement is based on FRI Terms subject to a photographic Schedule of Condition. All lease information can be made available to any genuinely interested party.



## OPPORTUNITY

The subjects as stated are situated within a mixed commercial and residential location and as such offers a range of potential future uses should the current tenant not renew their existing lease agreement.

The subjects could remain in their current use of office which would have the benefit of ample car parking and a well located property with good transport links nearby. Alternatively, the property may be suitable for conversion to residential (STC) and more likely into apartments rather than a single dwelling house. Any interested party should satisfy themselves with regards to any change of use.

## RATEABLE VALUE

The subjects have a Net and Rateable Value of £22,100

The unified business rate for the year 2025/2026 is 49.8p exclusive of water and sewerage rates.

## EPC

Available upon request.

## PRICE

The subjects are available For Sale, subject to the current lease agreement at an asking price in the region of £350,000.

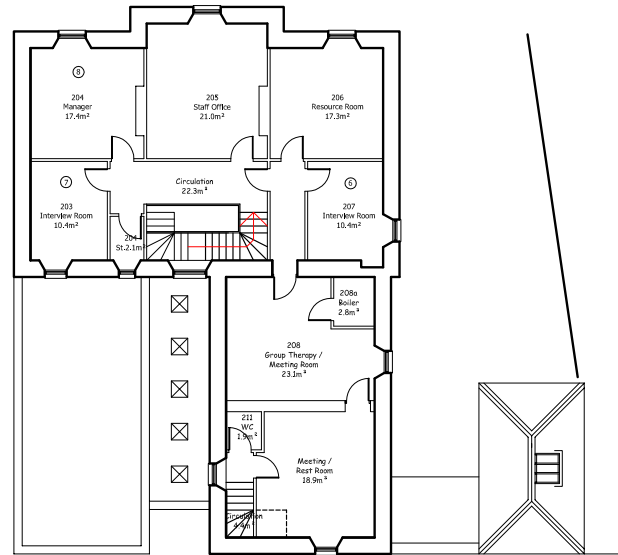
## LEGAL COSTS + VAT

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

The subjects have not been elected for VAT.

## VIEWING

Viewing is through the Sole Selling Agents.



First Floor Plan



Ground Floor Plan

8 St. Leonards Bank Perth

To arrange a viewing please contact:



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**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.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. Date Published: October 2025

**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.