

FOR SALE
CLASS 1A

GRAHAM
SIBBALD

OFFICE +
CAR PARKING



1 Perth Street
Blairgowrie
PH10 6DQ

- Affordable commercial unit with parking
- Town centre location
- Highly visible site
- May qualify for 100% rates relief
- Nia: 183.94 Sq.M [1,980 sq.Ft.]
- Available in part or whole
- Offers of £180,000 are invited

LOCATION

The town of Blairgowrie is located approximately 16 miles north of Perth and some 19 miles north west of the City of Dundee. Blairgowrie is a popular and established residential location with a population of approximately 8,000 persons, which is boosted during the summer months with the seasonal tourist trade.

More precisely, the subjects are situated on the southern periphery of Blairgowrie town centre, on the west side of Perth Street. Perth Street acts as a main traffic thoroughfare running through the town centre. Surrounding occupiers are mixed commercial and residential in their nature.

The approximate location is shown by the OS plan.

DESCRIPTION

The subjects comprise a purpose built office with car parking. The original building fronts onto Perth Street with a newer rear extension added circa 25 years ago.

Internally the property is laid out in a cellular nature over both ground and first floor levels. Accommodation comprises a variety of individual/private offices, staff facilities and WC's.

A larger car park sits to the rear of the subjects easily accessed off John Street. The car park is 0.15 Acres or thereby.



ACCOMMODATION

We have measured the site in accordance with the RICS Property Measurement (2nd Edition), which incorporates the RICS Code of Measuring Practice (6th Edition), to arrive at the following Net Internal Area: 183.94 SQ.M (1,980 SQ.FT.)

PRICE

The subjects are available For Sale with offers of £180,000 invited.

The car park pertaining to the property could be made available separate from the office. Further information in this regard from the Sole Selling Agents.

RATEABLE VALUE

The subjects have multiple entries in the Valuation Rolls, as follows;

- £11,500
- £4,100

The subjects may therefore qualify for 100% Rates Relief. Interested parties should make their own enquiries in this regard.

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

EPC

Available upon request.

LEGAL COSTS + VAT

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

All prices quoted are exclusive of VAT.

VIEWING

Viewing is through the Sole Selling Agents.



To arrange a viewing please contact:



KEITH SCOBIE
Partner

keith.scobbie@g-s.co.uk
07803 896 947



CHARLES CLARK
Commercial Property Agent

charles.clark@g-s.co.uk
07423 693 461

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: February 2026

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.

