



## 24 St John Street, Perth, PH1 5SP

- Sizeable city centre retail unit
- Currently income producing
- Current flexible Licence agreement (mutual breaks)
- 6 monthly running break options
- 350 sq.m (3767 sqft)
- Guide price £225,000
- Possible alternative uses (STC)





## 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.

St John street is a popular and busy pedestrian location within Perth City Centre and includes a number of local/regional retailers, and coffee shop outlets.

## DESCRIPTION

The subjects comprise a substantial ground floor retail unit contained in a traditional 4 storey stone and slate tenement with attractive timber and glazed retail frontage.

The subjects provide large open plan retail areas, with additional back shop/ancillary areas comprising stores, staff and toilets.

The subjects would suit continuation of the existing retail use or alternatively, subject to a change of use may be suitable for restaurant, coffee shop etc. These are all established uses within the parade.

## ACCOMMODATION

We have measured the subjects 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 350 sq.m (3767 sqft), broadly as follows:

Retail — 243 sq.m (2615 sqft)  
Staff store/ancillary etc — 107 sq.m (1152 sqft)

## RATEABLE VALUE

The subjects have a Net and Rateable Value of £25,532.

## LICENCE TERMS

The subjects are occupied by Wilkies Trading Ltd under a flexible, 6 monthly rolling Licence agreement from 29th December 2023. Rent is based on the higher of, 3.5% of the tenants turnover or £10,000 per annum.

## PRICE

Offers in the region of £225,000 are invited.

## LEGAL COSTS + VAT

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

## EPC

An EPC is available on request.

## VIEWING

Viewing is through the Sole Agents.

## To arrange a viewing please contact:



**Keith Scobbie**  
Partner  
01738 445 733  
keith.scobbie@g-s.co.uk



**Garth Davison**  
Director  
garth.davison@g-s.co.uk  
01738 445 733

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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.

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