

FOR SALE
CLASS 1A/RETAIL

**GRAHAM
SIBBALD**



24-26 Watergate
Perth
PH1 5TF

- AFFORDABLE CLASS 1A UNIT
- CITY CENTRE LOCATION
- MAY QUALIFY FOR 100% RATES RELIEF
- SUITABLE FOR RE-DEVELOPMENT (STC)
NO VAT
- GIA: 98.1 SQ.M (1,055 SQ.FT.)

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 situated on the east side of Watergate, a thoroughfare running north to south linking High Street and South Street.

Surrounding and neighbouring properties are mixed commercial and residential in their nature.

The approximate location is shown by the OS plan.



DESCRIPTION

The subjects comprise a ground floor retail/commercial unit contained mainly within a mid terraced traditionally constructed building with single storey rear projection.

Access to the property is directly off Watergate and via a pedestrian entrance door. Accommodation is reasonably regular in configuration and laid out in a cellular nature, currently as a showroom with offices and staff facilities.

Whilst the subjects have the benefit of a Class 1a consent they may suit redevelopment, to residential, subject to the required consents.

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 Gross Internal Area: 98.1 sq.m (1,055 sqft).

PRICE

The subjects are available For Sale with the benefit of Vacant Possession.

Offers over £65,000 are invited.

RATEABLE VALUE

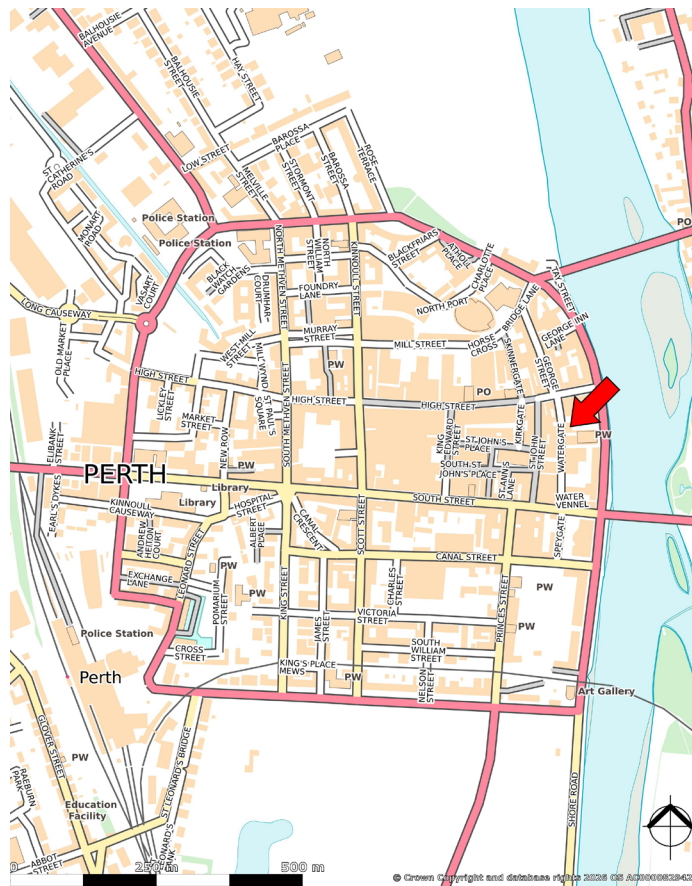
The subjects have a Net and Rateable Value of £4,450

The unified business rate for the year 2025/26 is 49.8p exclusive of water and sewerage rates.

The subjects may qualify for 100% Rates Relief.

EPC

Available upon request.



LEGAL COSTS + VAT

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

The property is not elected for VAT.

VIEWING + OFFICE ADDRESS

Viewing is through the Sole Selling Agents.

To arrange a viewing please contact:



GARTH DAVISON

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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: 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.