



- > CITY CENTRE OFFICE PREMISES.
- > SUITABLE FOR CONTINUATION OF COMMERCIAL USE OR CONVERSION TO RESIDENTIAL SUBJECT TO PLANNING CONSENT.
- > 100% RATES RELIEF AVAILABLE.
- > OFFERS OVER £100,000.

FOR SALE

**63 SCOTT STREET, PERTH, PH2 8JN**

**CONTACT:** Jonathan Reid, 2 Whitefriars Crescent, Perth, PH2 0PA – [j\\_reid@shepherd.co.uk](mailto:j_reid@shepherd.co.uk) – 01738 638188 [www.shepherd.co.uk](http://www.shepherd.co.uk)



**LOCATION**

Perth, which has a population of approximately 45,000 persons (Source: Perth & Kinross Council), is the principal area of Perth & Kinross District and has recently been awarded City status.

Historically known as the gateway to the Highlands, Perth enjoys close proximity to Scotland’s main cities with 90% of the country’s population accessible within 90-minute drive time. Dundee lies approximately 22 miles to the east with Edinburgh 43 miles to the south and Glasgow 61 miles to the southwest.

Perth is located at the base of the River Tay in the heart of Scotland with the A9 and A90/M90 giving easy access to Dundee, Edinburgh, Glasgow and the south beyond.

The subjects are located on the corner of Scott Street and Canal Street within the centre of Perth.

The subjects occupy a prominent corner location in a good mixed commercial/residential area of Perth.

**DESCRIPTION**

The subjects comprise ground floor office premises contained within a traditional corner terraced tenement building with private residential accommodation above.

The subjects benefit from an access point at both Canal Street and Scott Street and have a prominent window frontage to Scott Street.

Internally the accommodation comprises cellular office space with associated kitchen and toilet facilities.

**RATEABLE VALUE**

£9,300. The property therefore qualifies for 100% rates relief.

**TERMS**

Our client is inviting offers in excess of £100,000 for their heritable interest.

**EPC**

Available upon request

ACCOMMODATION	SqM	SqFt
Entrance/Reception, 6 Offices, Kitchen and Toilet Facilities	121.82	1,311
<b>TOTAL</b>	<b>121.82</b>	<b>1,311</b>



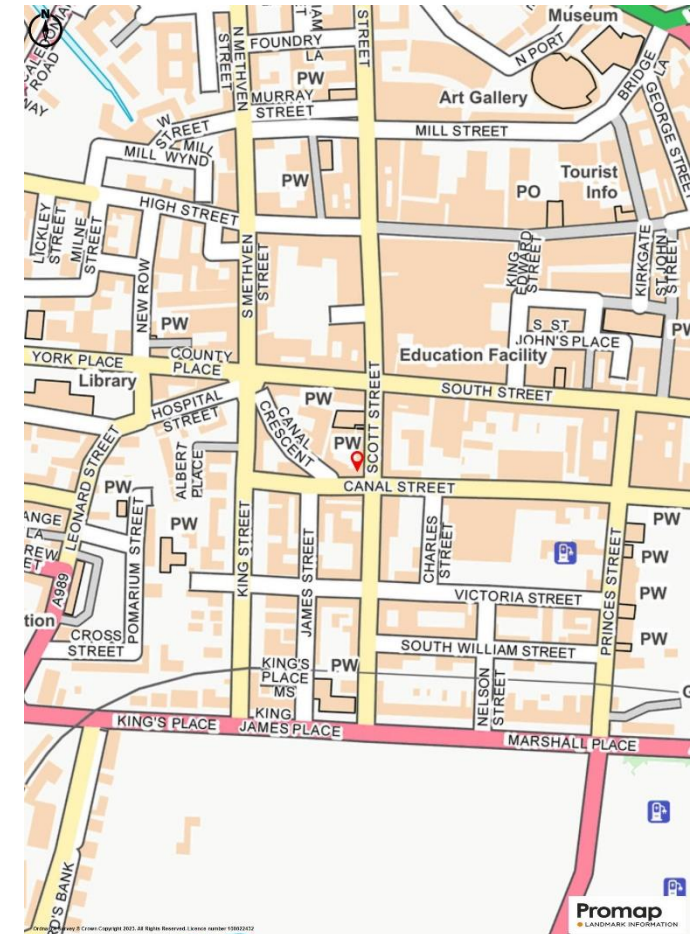


**MONEY LAUNDERING**

The money laundering, terrorist financing and transfer of funds (information on the payer) regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

**VIEWING/FURTHER INFORMATION**

Strictly by appointment with the sole selling agent.



For further information or viewing arrangements please contact the sole agents:

**Shepherd Chartered Surveyors** Jonathan Reid, 2 Whitefriars Crescent, Perth, PH2 0PA – [j.reid@shepherd.co.uk](mailto:j.reid@shepherd.co.uk) – 01738 638188

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