

FOR SALE
OFFICE + CAR PARKING

GRAHAM
SIBBALD



3 Blackfriars Street
Perth
PH1 5NA

- Modern office + 3 car parking spaces
- Possible residential use (STC)
- GIA 120 sqm (1,292 sqft)
- Offers in the region of £215,000
- May qualify for Rates Relief

LOCATION

Located within Perth city centre lying on the north side of Blackfriars Street, with surrounding properties being a variety of uses, predominantly offices and residential.

The property is well located for all essential facilities and amenities, being only a short walk from High Street and the open parkland of the North Inch.



DESCRIPTION

Modern traditionally constructed two storey semi-detached office building. Walls are harled externally and the roof is pitched and clad in slates.

The subjects provide 5 principal rooms/offices, ancillary accommodation, toilets etc.

3 private car parking spaces are also included located adjacent on Atholl Crescent.

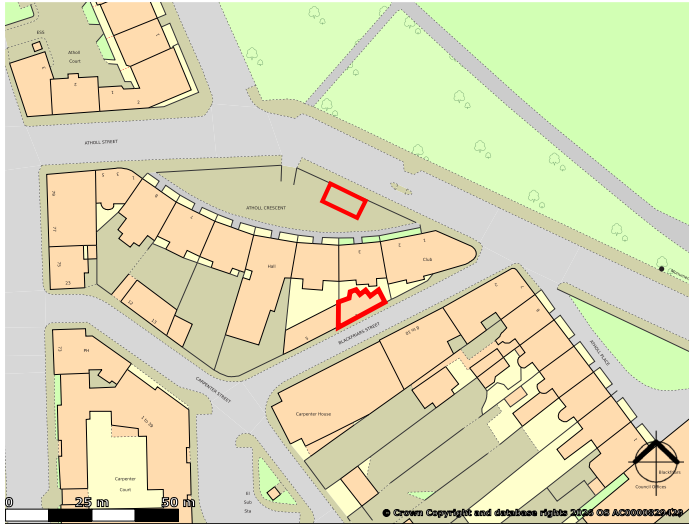
The property may offer potential for residential conversion, subject to appropriate permissions and consents.

AREA

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 net internal area:-

FLOOR	DESCRIPTION	SQ.M.	SQ.FT
Ground	Vestibule, Meeting Room, Private Room, Kitchen and WC.	39.3	423
First	Landing/Hall, 3 Private Offices and WC.	45.5	490
	TOTAL	84.8	913

Gross Internal Area circa 120 sqm (1,292 sqft)



To arrange a viewing please contact:



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Director

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RATEABLE VALUE

The office currently has a Rateable Value of £9,700

Car parking to be assessed separately.

The current rate poundage for the Year 2026/2027 is 48.1p.

The property may qualify for rates relief. All interested parties should make their own enquiries with regards to rates.

PRICE

Offers in the region of £215,000 are invited.

LEGAL COSTS + VAT

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

All Prices quoted are exclusive of VAT if applicable.

EPC

Available on request

VIEWING

Viewing is through the Sole Selling Agents.

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: March 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.