

TO LET
HOT FOOD TAKEAWAY

 **GRAHAM
SIBBALD**

**RARE LETTING
OPPORTUNITY**



**9-11 St Leonard's Bridge
Perth
PH2 0DR**

- Hot food takeaway
- Prominent location
- Busy mixed use area
- Complimentary uses adjacent
- On street car parking
- May qualify for 100% rates relief

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 located in the busy "Craigie Cross" location, a vibrant satellite residential suburb approximately 1 mile from Perth city centre.

Surrounding and neighbouring properties are mixed commercial and residential.

The approximate location is shown by the OS plan.



DESCRIPTION

The subjects comprise a ground floor and basement Hot Food Takeaway contained within an attractive and prominent mid terraced building. The property benefits from a sizeable glazed display frontage directly onto St Leonard's Bridge/Priory Place.

Accommodation is regular in configuration at ground floor, fitted out as a hot food takeaway. Ground floor provides for a large serving area with fryers and kitchen and prep area to the rear. Basement accommodation is accessed via the back shop and down a permanent stair. The basement provides for storage and WC facilities.

The property is well presented with fixtures and fittings to compliment a takeaway business.

ACCOMMODATION

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: 145.0 sq.m (1,560 sqft).

RENT

The subjects are available To Let as a fitted Takeaway at a rent in the region of £25,000 per annum.

It is anticipated that the lease will be structured on standard commercial terms for a period to be negotiated.

RATEABLE VALUE

The subjects have a Net and Rateable Value of £10,600

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

The subjects may qualify for 100% Rates Relief.

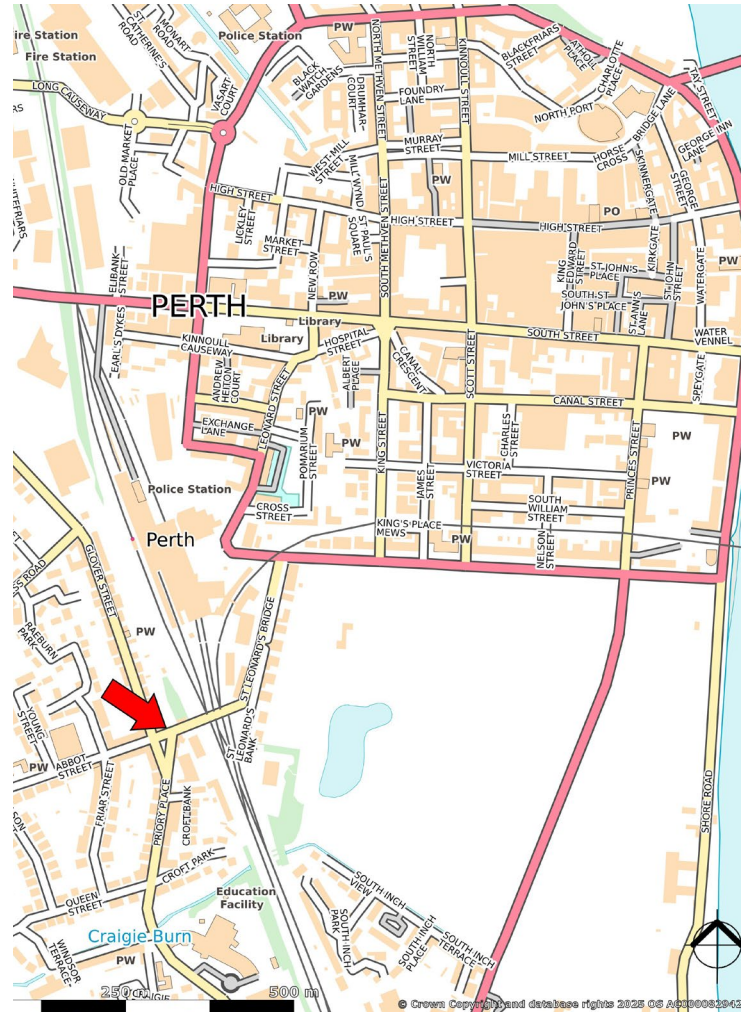
LEGAL COSTS + VAT

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 Letting Agents.



To arrange a viewing please contact:



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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: December 2025

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.