

FOR SALE/TO LET
CLASS 1A/COMMERCIAL UNIT



14 Charlotte Street
Perth
PH1 5LL

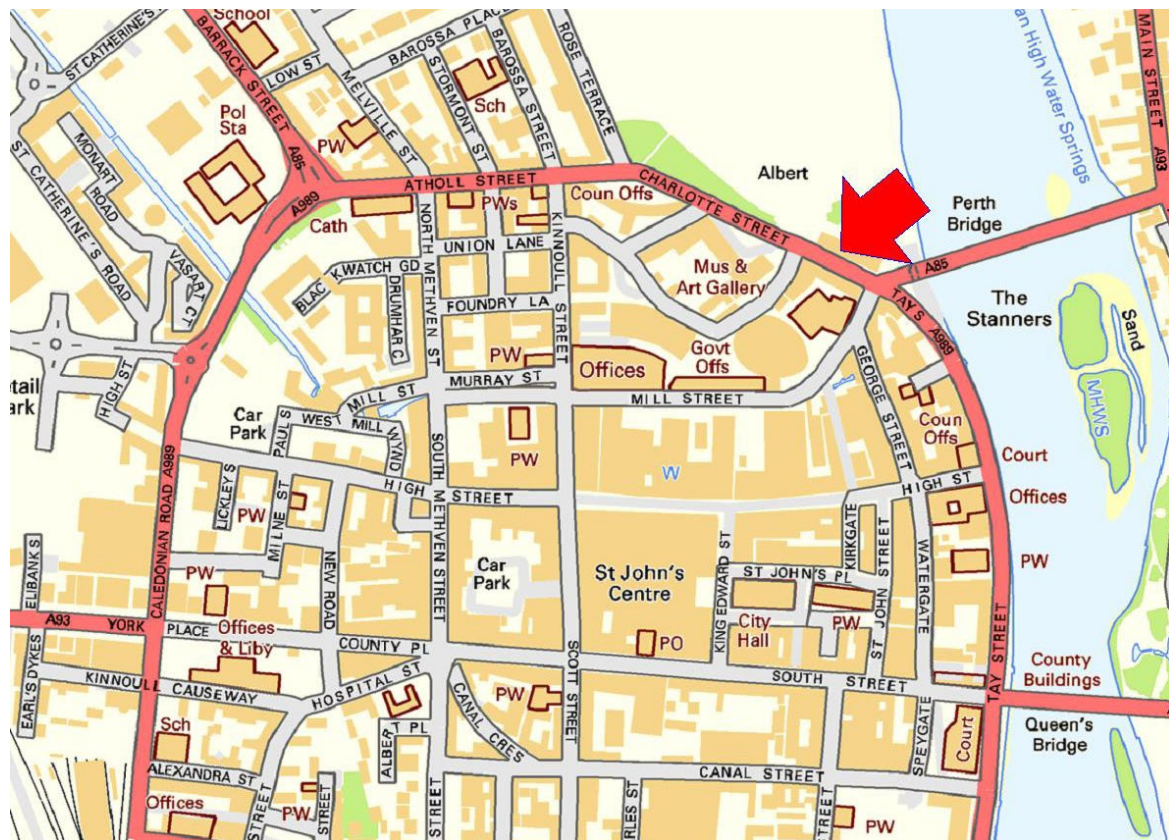
- Ground floor commercial unit
- Popular & prominent mixed use location
- Suitable for a variety of uses — subject to consents
- VAT free
- May qualify for 100% rates relief
- 42.3 sq.m (456 sq.ft.)

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. Perth has the benefit of excellent road and rail communications and a diverse economic base, being the home of several national company headquarters including Scottish & Southern Energy, and Stagecoach Holdings.

More precisely, the subjects are situated on the west side of Charlotte Street and close to the popular and attractive North Inch parkland. The Perth theatre and concert hall are also within easy walking distance to the property, as is High Street. The immediate and surrounding area is mixed commercial in its nature.

The approximate location is shown by the OS Plan.



DESCRIPTION

The subjects comprise a ground floor retail/commercial unit contained within a traditionally constructed mid terraced building.

The property is accessed directly off Charlotte Street via a pedestrian entrance door. Internally the subjects are compact providing a front shop/sales area with rear staff and WC facilities.

The subjects may suit a variety of commercial uses, subject to the appropriate planning consents.

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 Floor Areas:

DESCRIPTION	SIZE (SQ.M)	SIZE (SQ.FT)
Ground	42.3	456

RATEABLE VALUE

The subjects are entered in the Valuation Roll with a Rateable Value of £5,400.

The subjects should qualify for 100% Rates Relief. Interested parties should make their own enquiries in this regard.

PRICE / TERMS

The subjects are available For Sale with offers in the region of £65,000 invited.

Alternatively, the subjects could be available For Lease with rental offers in the region of £6,750 per annum invited.



LEGAL COSTS + VAT

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

The property is not Elected for VAT.

EPC

G Rating

VIEWING

Viewing is through the Sole Selling/Letting Agents.

To arrange a viewing please contact:



GARTH DAVISON

Senior Director

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KEITH SCOBBIIE

Consultant

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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: July 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.