



1 MARSHALL PLACE (Lower Ground)
PERTH
PH2 8AH

- Office/Clinic
- Close to Perth City Centre & Perth train station
- May qualify for 100% rates relief
- Suitable for residential conversion (STC)
- GIA: 118 sq.m (1,270 sq.ft)
- VAT Free



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.

In 2012, Perth was awarded city status making it Scotland's newest city. The historic setting attracts a large influx of tourism and offers a number of events throughout the year while the city centre itself has attracted a mix of both independent and national retailers.

More precisely, the subjects are situated on Marshall Place at its junction with Princes Street close to the South Inch Parkland. Perth city centre and train station are within easy walking distance from the property. Surrounding property is mixed commercial and residential.

The approximate location is shown by the OS plan.

DESCRIPTION

The subjects comprise a lower ground floor office/clinic contained within a traditionally constructed building. There is a small area of yard accessed at the rear of the ground floor.

Internally the property is laid out in a cellular nature laid out as follows; entrance hall & reception, 3x treatment rooms, staff room, WC and store.

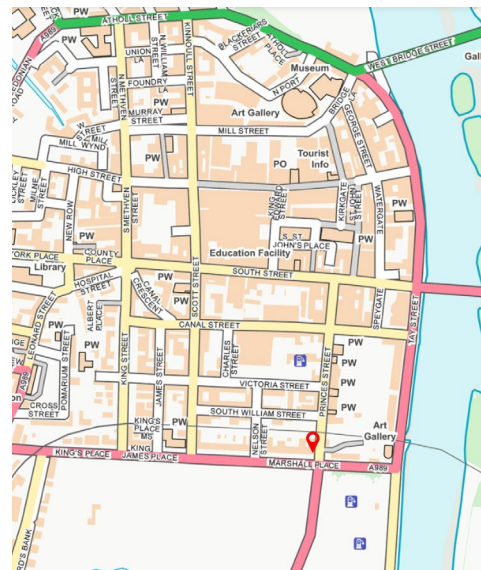
The property would suit a number of commercial operators, or alternatively residential conversion subject to consents.

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 Gross Floor Areas: 118 sq.m (1,270 sq.ft)

RATEABLE VALUE

The subjects have a Net and Rateable Value of £6,200. The unified business rate for the year 2023/2024 is 49.8p exclusive of water and sewerage rates.



The property may qualify for 100% rates relief. Interested parties should make their own enquiries in this regard.

PRICE

The subjects are available For Sale with offers in the region of £120,000 invited for the Heritable Title.

LEGAL COSTS + VAT

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

The subject are not elected for VAT.

EPC

Available on request.

VIEWING

Viewing is through the Sole Selling Agents.

To arrange a viewing please contact:



Garth Davison
Garth.Davison@g-s.co.uk
01738 445 733



Keith Scobbie
Keith.Scobbie@g-s.co.uk
01738 445 733

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

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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.
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6. Date of Publication: December 2025