



A LANDMARK CITY-CENTRE OPPORTUNITY

TO LET

**Character outside.
Complete flexibility within.**

Former Bank Building

**197 HIGH STREET / SCOTT STREET
PERTH**

SMART&CO.
surveyors & property consultants

A building with presence – and room to adapt.



01

PROMINENT

A commanding corner position on Perth High Street and Scott Street.

02

FLEXIBLE

Bright, open-plan ground floor suitable for a range of uses.

03

SUBSTANTIAL

Large, useable basement adds flexibility with offices, staff space, kitchen and storage.

Suitable for retail, showroom, professional, studio, leisure or other uses, subject to consent.

Historic character. Contemporary workspace.

- ✓ Bright, airy accommodation
- ✓ Strong natural light
- ✓ Raised-access floor
- ✓ Suspended ceiling
- ✓ Comfort cooling / heating
- ✓ Flexible fit-out options

48,000

PERTH RESIDENT POPULATION

Approximate Perth population;
PKC estimate.

155,770

PERTH & KINROSS

Population estimate PKC 2026

A9 / M90

STRATEGIC ROAD ACCESS

Direct links north, south and
to the Central Belt.

90% of Scotland's population is within a 90-minute drive of Perth.

A prominent city-centre position

HIGH STREET

Established pedestrian
footfall close to the
main retail area.

SCOTT STREET

Visibility to passing
traffic approaching the
city centre.

ROAD + RAIL

Road and rail links
across Perthshire,
Tayside and the Central
Belt.

Close to car parks, city-centre amenities and St John's Shopping Centre.

Key information

GROUND FLOOR	133 SQ M / 1,435 SQ FT
BASEMENT	122 SQ M / 1,308 SQ FT
TOTAL NIA	255 SQ M / 2,744 SQ FT
TENURE	TO LET
QUOTING TERMS	FROM £25,000 pa
RATEABLE VALUE	£21,100
EPC	On request
VAT	TBC

PLANNING / USE

The property may suit retail, leisure, service, professional or other commercial uses, subject to consent.

All figures and legal particulars should be confirmed.



**SEE THE SPACE.
IMAGINE THE USE.**

Arrange a viewing

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These particulars are intended as a guide only and do not constitute any part of an offer or contract. Interested parties should satisfy themselves on all matters.

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