



EXCELLENT RETAIL/
RESTAURANT/BAR
OPPORTUNITY

50 ST JOHN STREET - Ability to sub-divide
Perth, PH1 5SP



KEY POINTS

- Perth is located approximately 45 miles north of Edinburgh and 60 miles east of Glasgow, with a primary catchment population in the region of 165,000 people.
- The Perth retail market benefits from over 9 million day tourists visiting the city each year, with total retail spend reaching over £1.1 billion per annum.
- The property is located in a highly prominent position on St John Street, set within a stunning Grade A Listed building.
- The property benefits from rear servicing and a demised off-street car park.
- Located directly opposite the popular St John's Place, which is home to a number of the city's leading bars and restaurants.
- Over 50% of residents in the core catchment are in the ABC1 category.
- Other occupiers located nearby include **Joules**, **Mostyn McKenzie**, **White Stuff**, **The Venue** and **Miller Hendrie Estate Agents**.



ACCOMMODATION

The premises are arranged over ground, first and second floor levels, comprising the following approximate net internal areas:

Ground:	4,087 sq ft	379.7 sq m
1st Floor:	3,564 sq ft	331.1 sq m
2nd Floor:	1,888 sq ft	175.4 sq m
TOTAL:	9,539 SQ FT	886.2 SQ M

Sub-division will also be considered and lettings on a floor by floor basis may be possible.



50 St John Street, Perth, PH1 5SP



TENURE

The property is available by way of a new Full Repairing and Insuring lease.

EPC

A valid EPC for this property can be made available upon request.

RENT

Further details available upon request.

RATES

Rateable Value:	£55,400
UBR (2021/22):	£0.503
Rates Payable:	£27,886 pa

(Interested parties are advised to make enquiries with the local authority.)

LEGAL COSTS

Each party to be responsible for their own legal and professional costs incurred in this transaction.

CONTACT DETAILS

For further information or to arrange a viewing, please contact Savills or our joint agent, J&E Shepherd.

Charlie Hall

T: 07807 999 693

E: charlie.hall@savills.com

Jonathan Reid

T: 07747 770 171

E: j.reid@shepherd.co.uk



IMPORTANT NOTICE

Maps are reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office. © Crown copyright licence number 100022432 Savills (UK) Ltd, and published for the purposes of identification only and although believed to be correct accuracy is not guaranteed.

Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Designed and Produced by Savills: November 2021