

# TO LET / FOR SALE WITH VACANT POSSESSION

Directly Opposite the new £27m Perth Museum

50 St John Street, Perth, PH1 5SP

Planning Consent Secured for Class 3  
with 5 flats on upper floors



**SMART** & CO.  
surveyors & property consultants

savills



## 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 comprises a stunning, detached building (grade A listed) in a highly prominent position overlooking the new Perth Museum - link here to [Perth Museum](#).
- The property is fully accessible thanks to the ramped access and modern lift.
- Flexible layout could suit various uses.
- The property benefits from rear servicing and includes a secure off-street car park for 5 cars.
- Potential redevelopment options, subject to all the necessary statutory consents.
- The Landlord has secured a Change of Planning Use to Class 3 with 5 flats on the upper levels. (Ref No: 22/00193/FLL).
- The property is situated in close proximity to St John's Shopping Centre and is visible from the High Street, providing very high passing footfall.
- Over 50% of residents in the core catchment are in the ABC1 category.
- Other occupiers located nearby include **Mostyn McKenzie, White Stuff, The Venue, Lyndsays, Cardo, Banks of Perth, Rohan and TB Mitchell.**

## ACCOMMODATION:

The property is arranged over ground, first and second floors, comprising the following approximate net internal areas:

Ground Floor:	4,087 sq ft	379.1 sq m
First Floor:	3,564 sq ft	331.1 sq m
Second Floor:	1,888 sq ft	175.4 sq m

## RENT / PRICE:

Available on request.

## USE:

Our client has successfully secured a Class 3 planning consent, with permission for 5 flats on the upper levels (Ref No: 22/00193/FLL). The property is suitable for either Bar, Restaurant or Retail use.

## BUSINESS RATES:

Rateable Value: £47,500  
UBR 2024/25: £0.498  
Rates Payable: £23,655 per annum

## LEGAL COSTS:

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

## EPC:

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

## CONTACT DETAILS:

For further information or to arrange a viewing, please contact Savills or our joint agent, Smart & Co:

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### Doug Smart

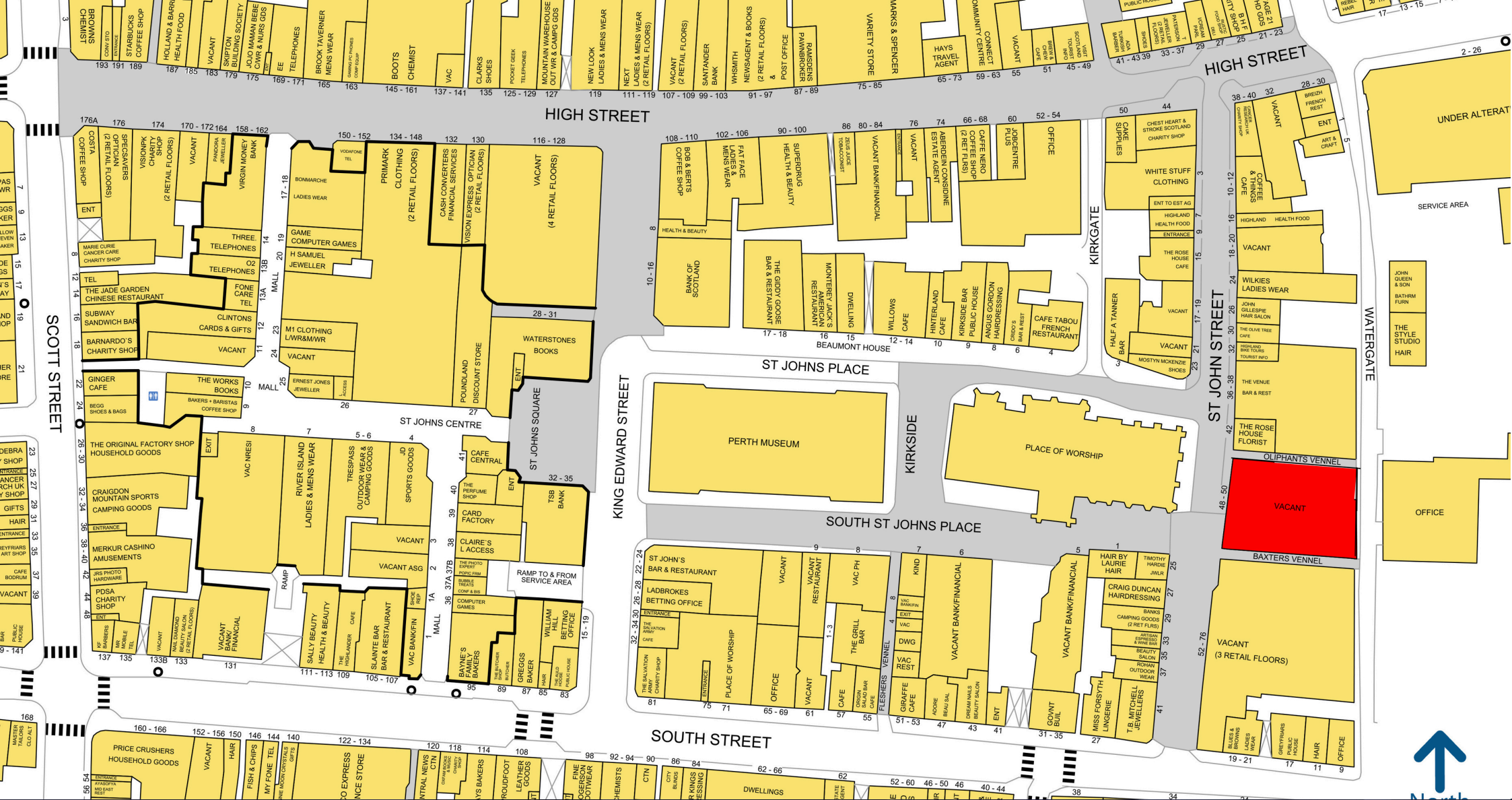
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**50 St John St**



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