

FOR SALE/TO LET

CAFÉ/RETAIL PREMISES

CURRENTLY FITTED OUT AS A
CAFÉ TAKEAWAY

PREMISES HOLDS HOT FOOD
LICENCE

PROMINENT LOCATION

MAY PROVIDE ALTERNATIVE
USE

NIA - 77.27 SQM (831 SQFT)

OFFERS OVER £85,000
AVAILABLE TO LET AT
£9,500



VIDEO TOUR



WHAT 3 WORDS



11 PRINCES STREET, PERTH, PH2 8NG

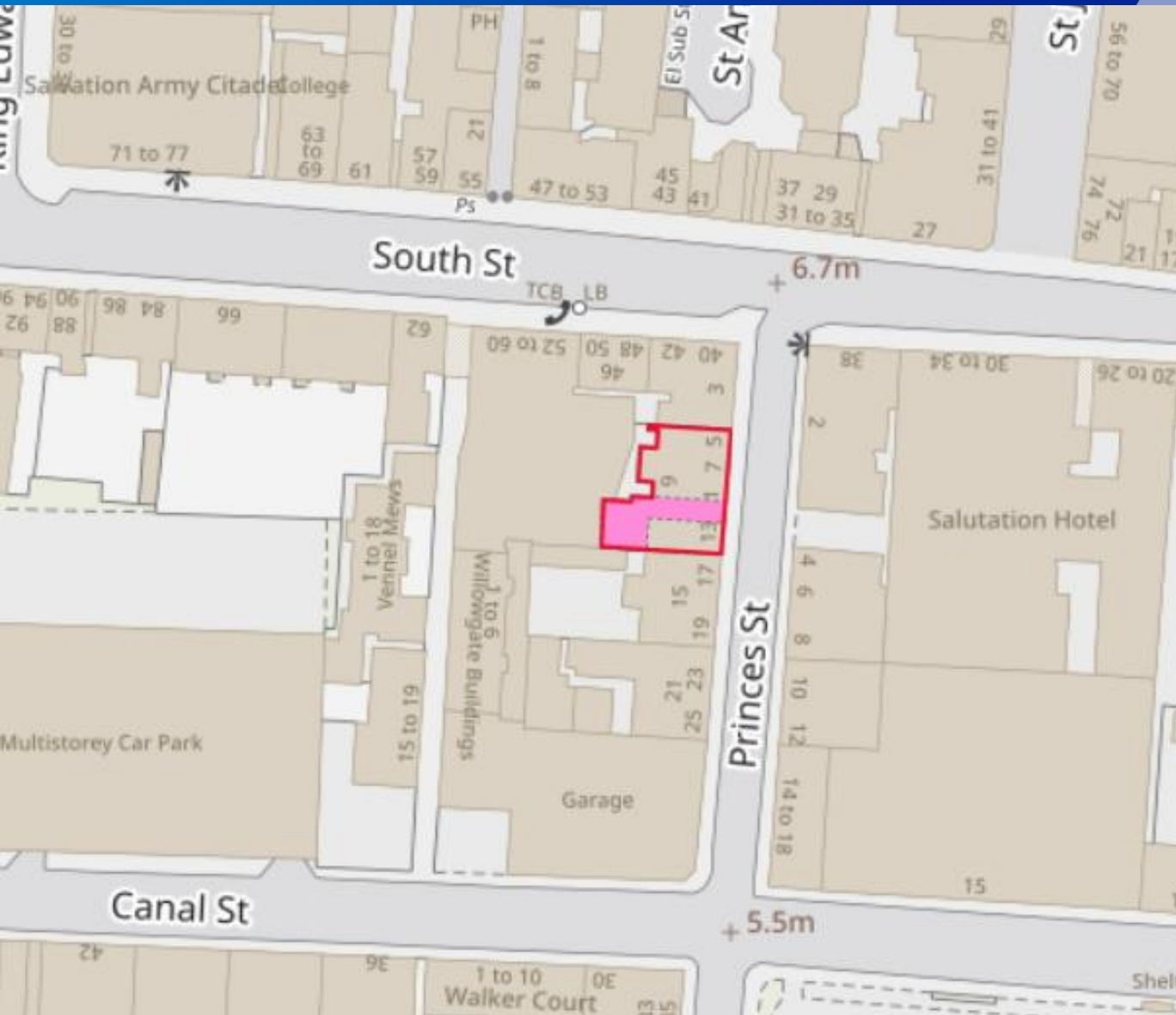
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Location

11 PRINCES STREET, PERTH, PH2 8NG



LOCATION

Perth, which has a population of approximately 45,000 persons (Source: Perth & Kinross Council), is the principal area of Perth & Kinross District and has recently been awarded City status.

Historically known as the gateway to the Highlands, Perth enjoys close proximity to Scotland's main cities with 90% of the country's population accessible within 90-minute drive time.

Dundee lies approximately 22 miles to the east with Edinburgh 43 miles to the south and Glasgow 61 miles to the southwest.

Perth is located at the base of the River Tay in the heart of Scotland with the A9 and A90/M90 giving easy access to Dundee, Edinburgh, Glasgow and the south beyond.

The subject is situated within the main busy thoroughfare of Princes Street, adjacent to both South Street and Canal Street.



FIND ON GOOGLE MAPS



Description

11 PRINCES STREET, PERTH, PH2 8NG



DESCRIPTION

The subject comprises of a retail unit within a traditional stone-built mid terrace building. Providing a prominent street-level shopfront.

On the ground floor the property is currently operated as a café/takeaway. The subject has a fully-fitted commercial kitchen, proving ideal for hospitality use.

On the first floor the subject provides small storage/office space and toilets.

ACCOMMODATION

	m ²	ft ²
Ground Floor - Coffee Shop and Kitchen Area	67.27	724
First Floor – Storage/Office space, Ladies and Gents Toilets	10.0	107
TOTAL	77.27	831

The above floor areas have been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).



RENTAL

Available to let at £9,500 per annum.

PRICE

Our client is inviting offers over £85,000 for their heritable interest.

RATEABLE VALUE

The subjects have been assessed for rating purposes and are entered into the Valuation Roll at:

£6,500

The Unified Business Rate for 2025/2026 is 49.8p for properties with a Rateable Value up to £51,000.

The subject therefore qualifies for 100% rates relief.

ENERGY PERFORMANCE CERTIFICATE

Available upon request.

VAT

Prices are quoted exclusive of VAT.

LEGAL COSTS

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

Get in Touch

For further information or viewing arrangements please contact the sole agents:



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ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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