

Lot 37, 50 St John Street, Perth,
Perthshire PH1 5SP

For sale by Auction on 15th May 2025 (unless sold or withdrawn prior)



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Property Information

Heritable Development Opportunity

- A prominent Grade A listed building located close to the new Perth Museum
- Former retail shop with flexible open plan space at ground and upper floors
- Change of Planning Use to Class 3 with 5 flats on the upper levels
- The property benefits from rear servicing and includes a secure off street car park for 5 cars
- Nearby occupiers include Mostyn McKenzie, White Stuff, The Venue, Banks of Perth, Rohan and TB Mitchell Jewellers

Lot 37 **Auction** 15th May 2025

Vacant Possession **Status** Available

Sector Development **Auction Venue** Live Streamed Auction

Location

Miles 43 miles north of Edinburgh, 63 miles north-east of Glasgow
Roads A9, A85, A90, M90
Rail Perth Train Station
Air Edinburgh Airport

Situation

The property is situated on the east side of St John Street close to its junction with South Street in the heart of Perth City Centre. The property overlooks Perth Museum with nearby occupiers including Mostyn McKenzie, White Stuff, The Venue, Banks of Perth, Rohan and TB Mitchell Jewellers.

Tenure

Heritable.

Description

The Grade A listed property comprises ground floor retail accommodation with ancillary accommodation on the first and second floors with a total approximate floor area of 885.60 sq m (9,539 sq ft).

VAT

VAT is applicable to this lot.

Octopus Bridging Loan for Buyers

Planning

Planning permission was granted under (Ref No: 22/00193/FLL) for Class 3 (food and drink), with permission for 5 flats on the upper levels.

Completion Period

6 week completion

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Possession
Ground	Retail	379.10	(4,087)	VACANT
First	Office	331.10	(3,564)	
Second	Office	175.40	(1,888)	
Total		885.60	(9,539)	

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