



11 BAROSSA STREET, PERTH, PH1 5NR

- DEVELOPMENT OPPORTUNITY
- SUITABLE FOR NEW BUILD OR REDEVELOPMENT
- CLOSE PROXIMITY TO PERTH'S NORTH INCH PARKLAND
- SUITABLE FOR A RANGE OF USES — subject to consent

LOCATION

Perth is located in the heart of central Scotland suited on the banks of the River Tay. The city of Perth has a resident population of approximately 46,000 persons, with the population of the surrounding catchment area estimated to be in the region of 130,000. Perth is situated approximately 20 miles west of Dundee, 40 miles north of Edinburgh and 60 miles north east of Glasgow lying at the hub of Central Scotland's road network. In 2012, Perth was awarded city status making it Scotland's newest city. The historic setting attracts a large influx of tourism and offers a number of events throughout the year while the city centre itself has attracted a mix of both independent and national retailers.

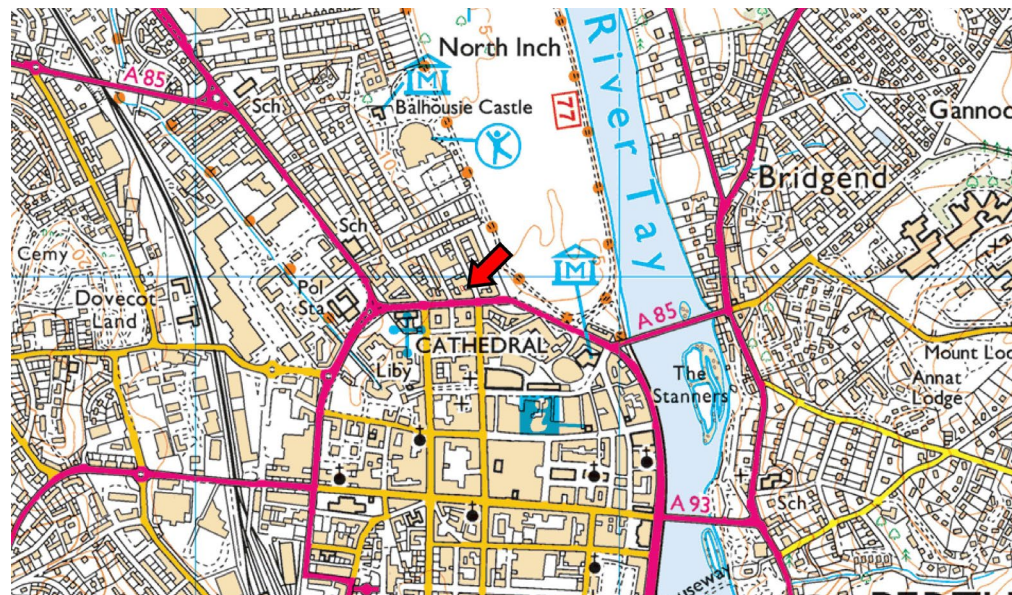
The property is located within Perth City Centre close to the open parkland of North Inch and in easy walking distance to the High Street and the city centre.

DESCRIPTION

The subjects comprise a two storey building of traditional stone and slate construction, most recently utilised as the meeting place of the Perth Labour Party. The meeting rooms are laid out over ground and first floors with the benefit of kitchen and WC facilities. The subjects would suit redevelopment for a variety of commercial uses or residential development, subject to planning.

ACCOMMODATION

We have measured the subjects in accordance with the RICS Property



Measurement 2nd edition and calculate the following Net and Gross Internal Areas:

Address	Size (SQ.M)	Size (SQ.FT)
11 Barossa Street, Ground Floor	46.30	498
11 Barossa Street, First Floor	46.00	495
Total	92.30	993

TERMS

The subjects are available For Sale. Further information is available from the Selling Letting Agents.

EPC

Available on request.

RATEABLE VALUE

The subjects are entered in the Valuation Roll with a net and rateable value of £1,300.

The Unified Business Rate 2022/2023 is 49.9p excluding water and sewage rates.

VAT

For the avoidance of doubt, all figures are quoted exclusive of VAT unless otherwise stated. However, interested parties are advised to satisfy themselves in this regard.

FURTHER INFORMATION AND VIEWING

Further information and viewing arrangements are available by contacting the Sole Agents, Messrs Graham + Sibbald.

To arrange a viewing please contact:



Garth Davison
Director
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0780 949 0581



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01738 445 733

ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.

IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
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5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: April 2022