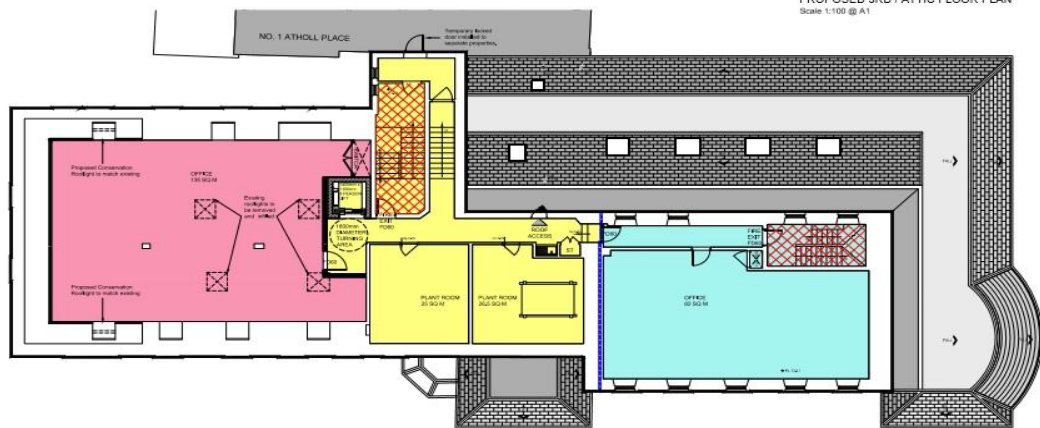
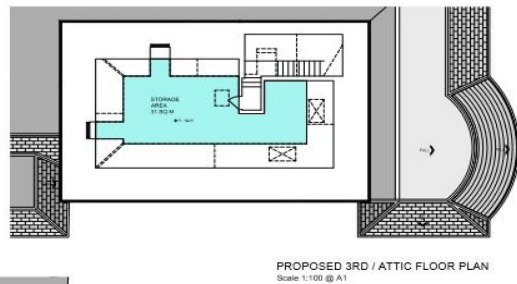




Blackfriars (North Port) & 1 Atholl Place, Perth, PH1 5LU
Unexpectedly Back on the Market - Priced to Sell at £499,950

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Property Highlights

- Highly prominent City Centre location
- Adjacent to many local tourist attractions and amenity
- Attractive period building with refurbishment/redevelopment potential
- 2 car parks with up to 50 car spaces available
- Suitable for office or possibly alternative uses
- Gross car park income of approx. £79,000 inc vat for the year 2024
- Guide Price of £499,950
- Low capital price per sq ft at £27

Situation

Perth is the administrative and retail centre for the Perth and Kinross area with a resident population of 47,893 (2022) and was awarded City status in 2012. Perthshire is home to a number of world-class education and research institutions and major companies including; SSE, Aviva, Stagecoach and Highland Spring. Perth's immediate access to Scotland's national road network, airports and the city's superb rail links ensure quick and easy access to markets and national talent.

The subject property is well located close to the City Centre and the North Inch parkland with River Tay adjacent. There is plenty to offer occupiers of this building being close to amenity and the added benefit of on-site car parking.

Description

Formerly known as Blackfriars House the subject property has had a number of extensions and additions throughout various periods of its life. The Category B Listed building dates back in parts to the late 18th century. It was last occupied by Perth and Kinross Council and prior to that by the Hydro Electric Board.

The office building is predominately traditional stone built under a mix of traditional pitched and slate roofs and flat roofs with rooflights providing additional daylight. Internally the property comprises a mix of open plan and cellular office space over four floors. There are two large

car parks accessed from both Charlotte Street and Blackfriars Wynd.

A lapsed planning application was submitted and approved to Perth and Kinross Council for alterations to modernise and sub-divide the office (17/01648/FLL) which includes the addition of a new passenger lift and opening up the existing floor plates. The proposed plans showing how the office could be altered are shown on the previous page of this marketing brochure. Existing plans and proposed plans are available on request to interested parties. The subjects may be suitable for an alternative use subject to planning.

Accommodation Summary

Description	Sq m	Sq ft
1 Atholl Place		
Basement	57.79	622
Ground	106.65	1,148
First	91.14	981
Attic	98.01	1,055
Total NIA	353.50	3,805

Description	Sq m	Sq ft
Blackfriars		
Basement	46.27	498
Ground	526.95	5,672
First	524.07	5,641
Second	206.62	2,224
Attic	39.11	421
Total NIA	1,343.02	14,457

Rates

The property has three entries in the Valuation Roll. The main office has Rateable Value of £114,000. The car park accessed off North Port has a Rateable Value of £14,700 and the smaller car park accessed off Blackfriars Wynd has a Rateable Value of £8,200. All being effective from 1 April 2023.

Price

Offers to purchase are invited with a guide price of £499,950. The property is VAT elected so VAT will be payable on the sale price.

Legal Costs

Each party will be responsible for their own legal costs with the incoming tenant responsible for LBTT and registration dues.

Energy Performance Certificate

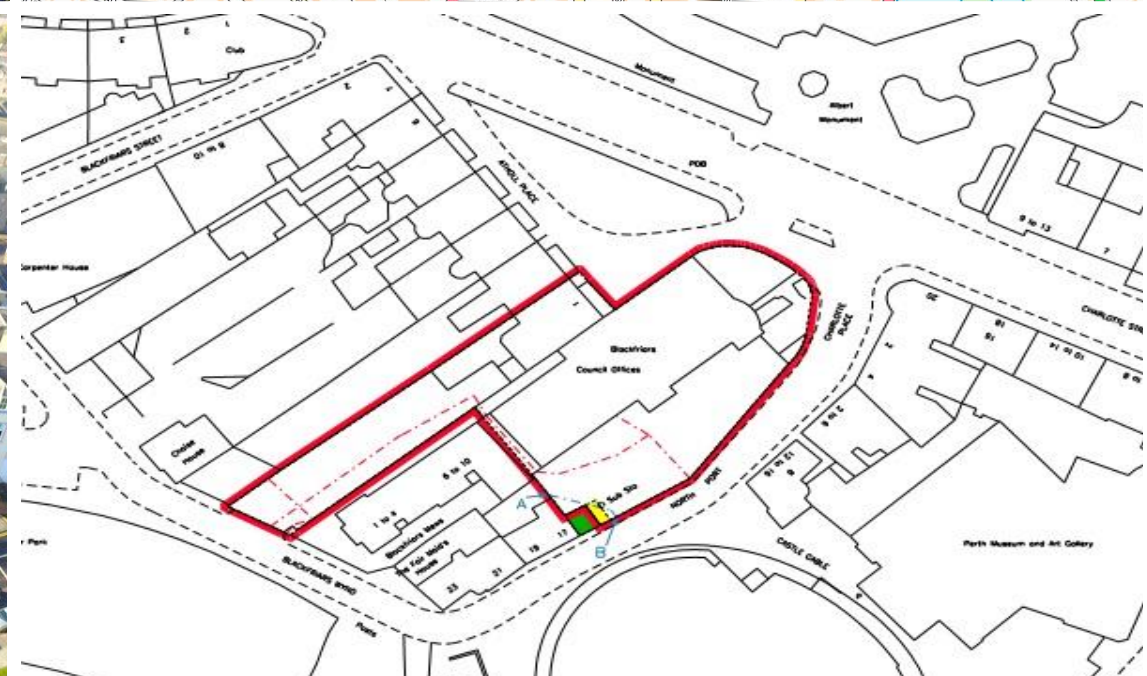
Available on request.

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