



Office | Possible Development Opportunity | 66 Tay Street, Perth

For Sale or Lease | 528 sq m | 5,688 sq ft



Property Highlights

- ✓ Prominent period office building arranged over ground, first and attic floors
- ✓ Total Net Internal Area of approximately 528 sq m (5,688 sq ft)
- ✓ Combination of large open plan accommodation and cellular offices
- ✓ Excellent levels of natural daylight, particularly to front-facing offices
- ✓ Capable of sub-division to suit a variety of occupier requirements
- ✓ Mixture of electric heating and gas fired central heating
- ✓ Attractive traditional stone frontage with strong street presence
- ✓ Central Perth location on Tay Street, close to amenities and transport links

Location & Description

The subjects are located at 66 Tay Street, Perth, one of the city's principal commercial thoroughfares, situated a short distance from Perth city centre and the River Tay.

Tay Street is characterised by a mix of professional office occupiers, leisure uses and residential properties, and benefits from excellent accessibility. Perth Railway Station, bus routes and city centre amenities including shops, cafés and services are all within comfortable walking distance.

The property forms part of an attractive traditional stone building with a striking façade, providing a strong corporate presence. Internally, the accommodation has been fitted out as offices and

offers a flexible layout suitable for a single occupier or potential sub-division. Monthly car parking permits are available at the South Inch Public Car Park plus short term on-street parking immediately adjacent.

Accommodation

The accommodation is arranged over three floors, providing a mix of open plan areas and cellular offices, with front-facing rooms overlooking Tay Street.

The approximate floor areas are as follows:

Floor	Sq M	Sq Ft
Ground Floor	246.90	2,658
First Floor	210.93	2,270
Attic Floor	70.55	760
Total	528.38	5,688

The office configuration is well suited to a range of uses including professional services, education, healthcare or creative occupiers, with scope for reconfiguration subject to occupier requirements.

Business Rates & Rates Payable (2026/27)

Rateable Value: £29,600. Interested parties should note that rates payable may qualify for relief, and it is recommended that prospective occupiers make their own enquiries with the local authority.

Sale or Lease Terms

- ✓ For Sale: Offers in region of £325,000
- ✓ To Let: £35,000 per annum
- ✓ The property is not VAT elected therefore there is no VAT payable on the sale price or rental
- ✓ Further lease details available on request

EPC

Available on request

All Enquiries

Graeme Duncan
Smart & Co

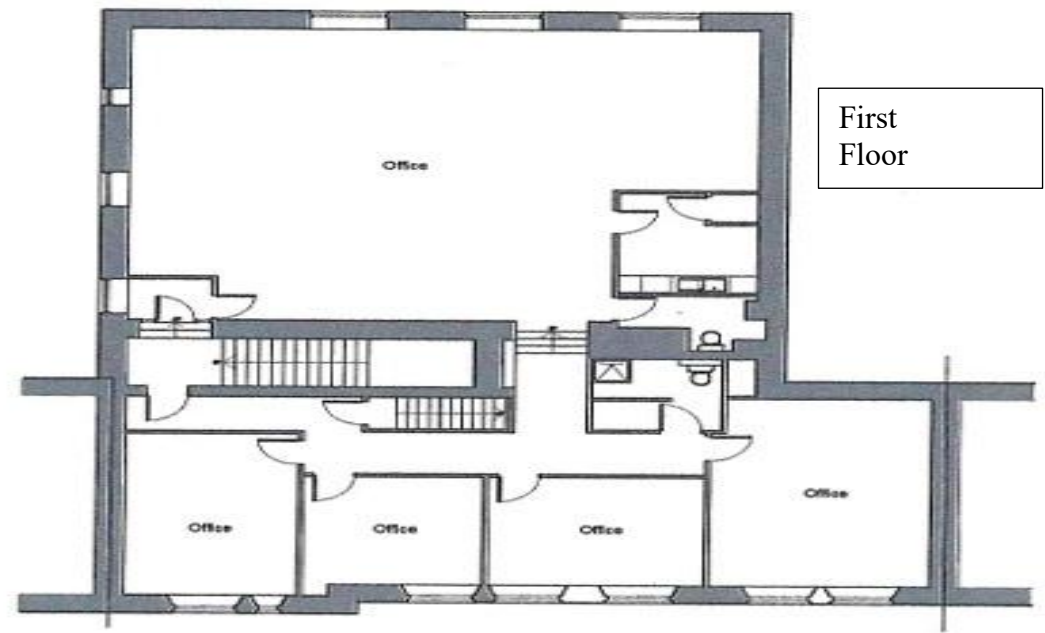
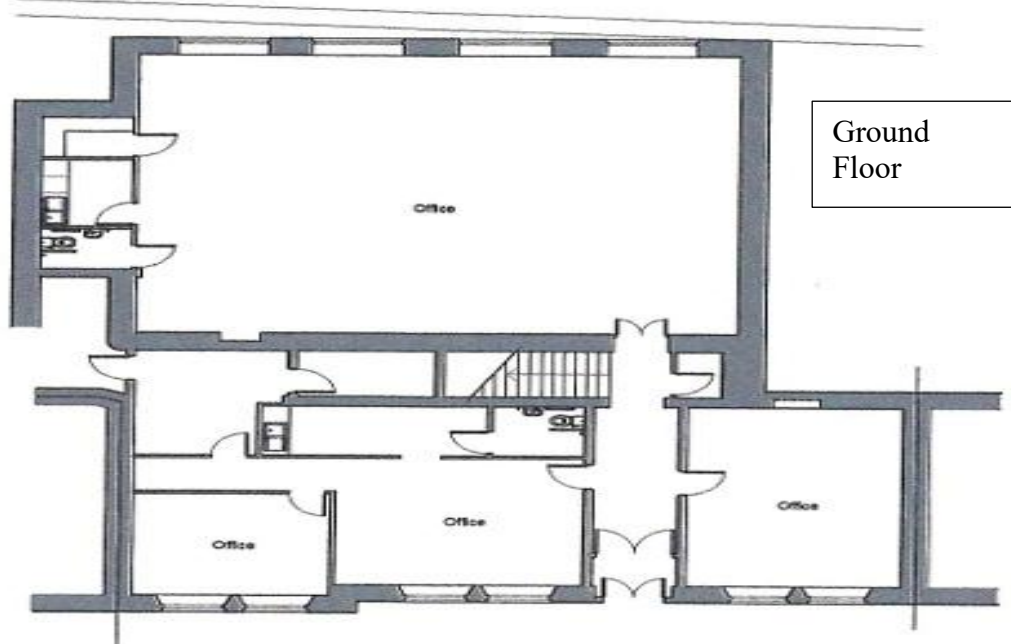
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Compliance

As per RICS and anti-money laundering requirements, the successful purchaser or tenant will be subject to identity and source-of-funds checks before legal documentation can proceed.





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