

TO LET / MAY SELL
OFFICE + PARKING

 **GRAHAM
SIBBALD**

SMART&CO.
surveyors & property consultants



10 Barossa Place Perth, PH1 5JX

- Traditional detached stone building
- Generous and adaptable internal layout
- Period features with excellent natural light
- Central location close to amenities and green space
- No Vat payable
- NIA: 218.40 sq.m (2,350 sq.ft)



LOCATION

The City of Perth has a resident population of approximately 46,000 people with a population of the surrounding catchment area estimated to be in the region of 130,000.

More precisely, the subjects are located on the south side of Barossa Place within a mixed commercial and residential area and within easy walking to Perth city centre. The surrounding area provides a mix of green space and urban convenience, with nearby cafés, shops, and public transport options including Perth Bus and Train Stations. Road access is excellent, with the A9 and M90 within easy reach.

The approximate location is shown by the OS plan.



DESCRIPTION

10 Barossa Place is a characterful, two-storey detached office building with private car parking situated immediately to the front of the building.

Internally, the property is laid out over ground and first floor levels, mainly of a cellular design. Accommodation is bright and adaptable with period feature throughout.

- **Ground Floor:** 7 private offices, reception, kitchen, WC
- **First Floor:** Split-level landing with 1 office; upper level with 4 additional offices, WC, and store



ACCOMMODATION

We have measured the property in accordance with the RICS property measurement (2nd edition) which incorporates the RICS code of measuring practice (6th edition) to arrive at the following net internal area: 218.40 sq.m (2,350 sq.ft)

FLOOR	DESCRIPTION	SQ.M	SQ.FT
Ground	Office + staff accommodation	129.10	1,389
First	Office + staff accommodation	89.30	961

RATEABLE VALUE

The property currently has a Rateable Value of £19,800.

Rates Payable (2024/25)

- Poundage: £0.498 per £1
- Total Payable: £9,860.40

All interested parties should make their own enquiries with regards to rates.

EPC

Available on request.

TERMS

The subjects are available To Let on standard commercial terms for a period to be negotiated with an asking rent of £25,000 per annum.

Alternatively, the property is available For Sale at offers over £275,000.

LEGAL COSTS + VAT

Each party to bear their own legal costs associated with the transaction.

The property is not VAT elected therefore there is no VAT payable on the rental or sale price.

VIEWING AND OFFICE ADDRESS

Viewing is through the joint agents.



To arrange a viewing please contact:



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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: June 2025