

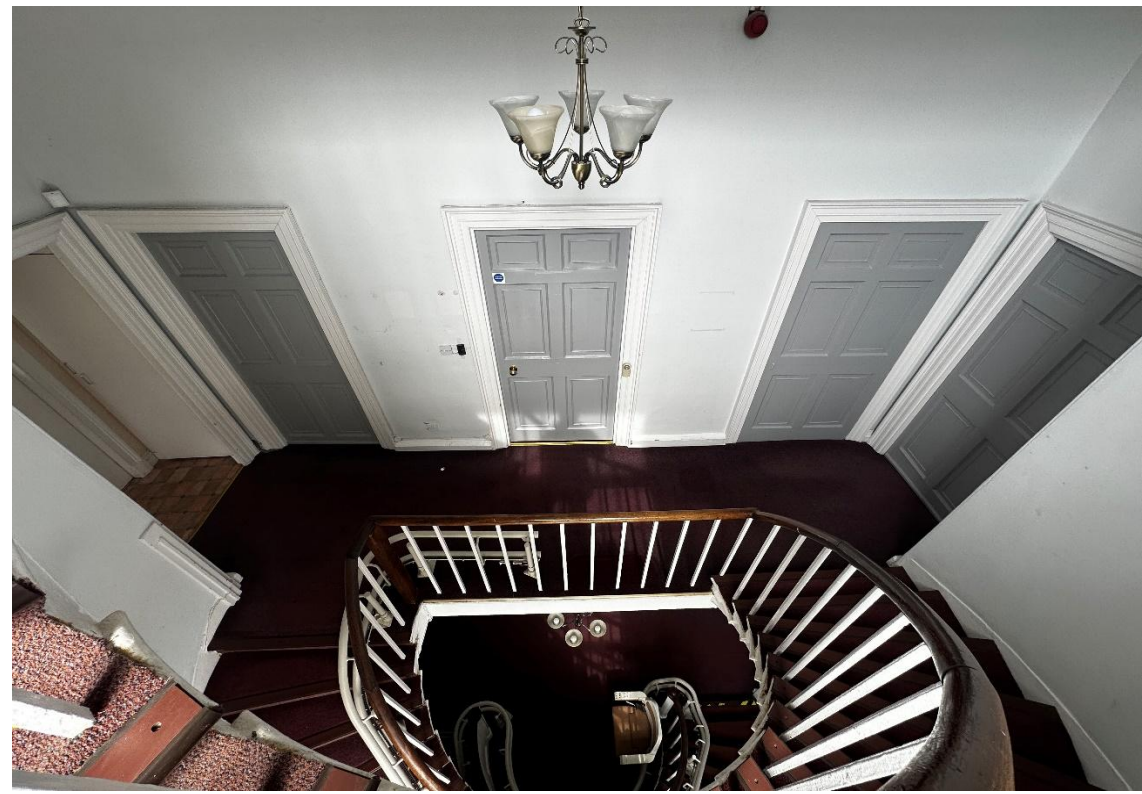


Office with Residential Conversion Potential | For Sale

7 Atholl Crescent, Perth, PH1 5NG

337 sq m (3,627 sq ft)

SMART&CO.
surveyors & property consultants



Property Highlights

- ✓ Complete Georgian townhouse over 4 floors
- ✓ Suitable for conversion to residential
- ✓ 7 car parking spaces to the front
- ✓ Attractive City Centre location
- ✓ Overlooking North Inch Park
- ✓ For sale
- ✓ Offers over £250,000 – NO VAT
- ✓ Net Internal Area of 337 sq m (3,627 sq ft)

Situation

Perth boasts a strong and diverse local economy, strategically positioned as a key hub between Scotland's major cities. With a thriving blend of industries including finance, tourism, retail, and food production, Perth supports a resilient economic landscape.

The city has historically been a centre for commerce and continues to attract investment thanks to excellent transport links and a proactive business environment. Its balanced economy, skilled workforce, and high quality of life contribute significantly to the region's ongoing prosperity.

The subject property is situated in a crescent of Grade A Listed Georgian Townhouses on Atholl Crescent overlooking the North Inch with River Tay beyond in central Perth.

Description

Built around 1800, this Grade A Georgian townhouse consists of two storey, attic, and basement floors, surrounded by a painted ashlar classical crescent of three-window houses with pilastered divisions and architraved doorways.

The property is laid out as an office with multiple open plan and cellular offices on all 4 floors. The layout lends itself to conversion back to residential as is being witnessed elsewhere on Atholl Crescent and Atholl Place.

Business Rates

The Property is entered in the Valuation Roll at £33,000 effective from 1 April 2023.

The rate poundage for 2025/26 is £0.498p.

Energy Performance Certificate

Awaiting completion.

Legal Costs & VAT

Each party will be responsible for their own legal costs. The incoming tenant will be responsible for any LBTT and registration dues if applicable. There is no VAT.

Accommodation

The property extends to approximately 337 sq m (3,627 sq ft) over 4 floors. Floor plans can be viewed on the last page of this brochure.

Sale Terms

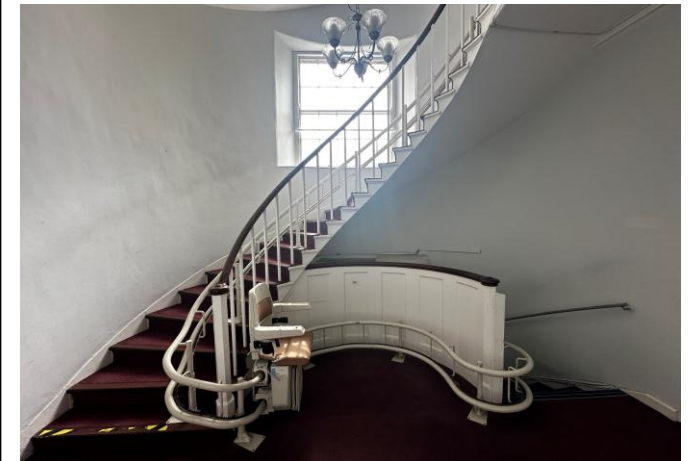
We are seeking offer over £250,000 for our client's heritable interest.

All Enquiries

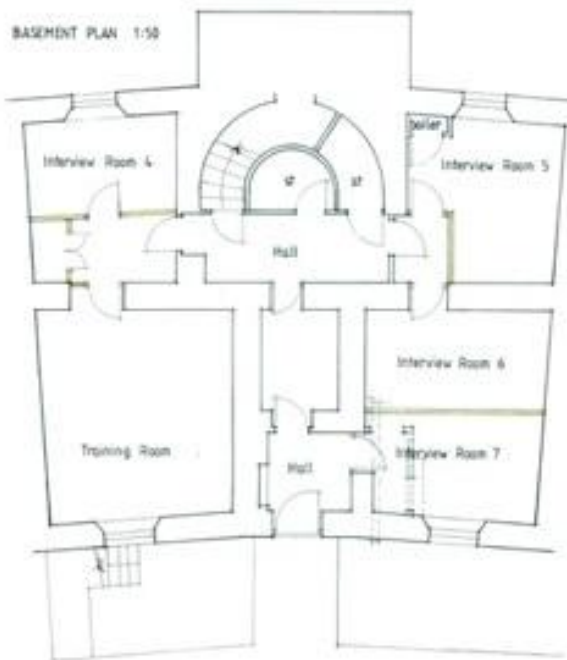
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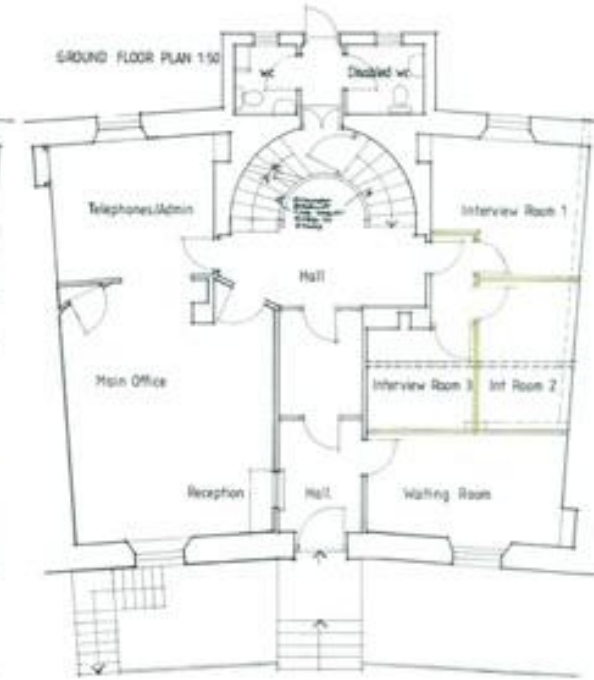
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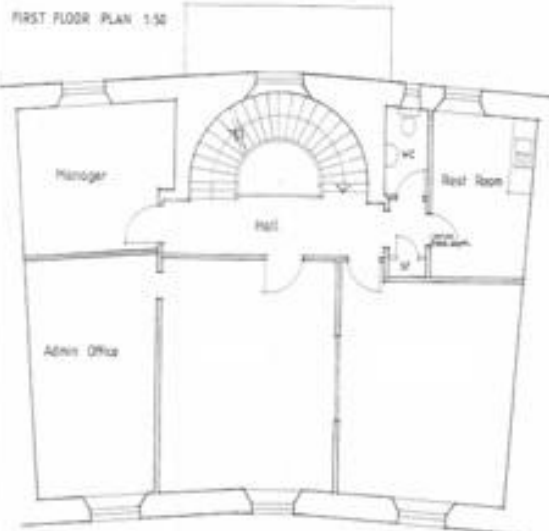
BASEMENT PLAN 1:50



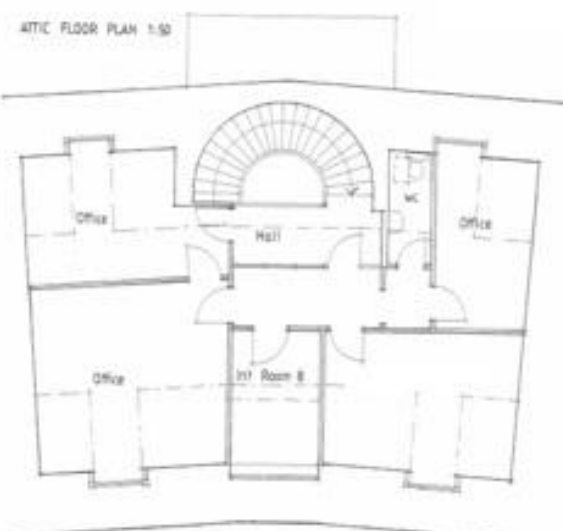
GROUND FLOOR PLAN 1:50



FIRST FLOOR PLAN 1:50



ATTIC FLOOR PLAN 1:50



Net Internal Floor Area

Description	Sq m	Sq ft
Basement	68.6	738
Ground	94.2	1,014
First	90.4	973
Attic	83.8	902
Total	337.0	3,627

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