



Unit 16, Ladeside Business Park, St Catherine's Road, Perth, PH1 5RY

To Let

Showroom | Trade Counter

96 sq m (1,033 sq ft)

- Flexible self-contained trade counter, showroom or studio premises
- Extending to approximately 96 sq m (1,033 sq ft)
- Spacious open-plan accommodation with excellent display potential
- Wide glazed frontage with security roller shutter
- Separate pedestrian entrance, WC facilities and alarm systems
- Long-established commercial premises, occupied by Sally Salon Services from 1996 until recently
- Rental: £900 per month ex vat

Location

The subjects are situated within Ladeside Business Park, an established commercial development located off St Catherine's Road, immediately north of Perth city centre. The property occupies an accessible location close to the Dunkeld Road corridor and benefits from convenient connections to Perth's principal road network, including the A9, A85 and M90. Perth city centre and its associated shops, services and transport facilities are within a short drive or walking distance. Ladeside Business Park accommodates a varied mix of commercial occupiers and lies close to St Catherine's Retail Park and a range of surrounding trade, retail and leisure businesses.

Description

The subjects comprise a self-contained, ground-floor trade counter, showroom or studio unit. The accommodation is predominantly open plan and benefits from a wide glazed frontage protected by a security roller shutter, together with a separate pedestrian entrance. Internally, the property has a suspended ceiling with integrated lighting, WC facilities, fire and intruder alarm systems and flexible accommodation suitable for a range of trade counter, showroom, studio, office or similar commercial uses, subject to consent. The property was occupied by Sally Salon Services from 1996 until recently, demonstrating its suitability as a long-established commercial location.

Accommodation

The property has a gross internal area of approximately 96 sq m (1,033 sq ft).

Terms

Our client is seeking a rental of £900 per month on a licence type agreement for a negotiable period. All prices are quoted exclusive of VAT.

Business Rates

The subject property has a Rateable Value of £9,100 effective 1 April 2026. It's likely the incoming occupier will be eligible for 100% small business bonus rates relief.

Energy Performance Certificate

Available on request.

Legal Costs

Each party will be liable for their own legal costs incurred.

Enquiries to:

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Important Notice

These particulars do not form part of any offer or contract and should not be relied upon as statements or representatives of fact. Smart & Co has no authority to make or give in writing or verbally any representation or warranties in relation to the property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. Smart & Co have not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting the property.

