

**FOR SALE/  
TO LET**

## FORMER BINGO HALL

Potential conversion/development opportunity.

Prominent City Centre location with car parking on New Row.

Offers over £225,000

Rental offers invited.

Around 13,000 sq.ft of internal space



VIDEO TOUR



WHAT 3 WORDS

**53 SOUTH METHVEN STREET, PERTH, PH1 5NU**

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# Location

53 SOUTH METHVEN STREET, PERTH



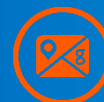
Perth, which has a population of approximately 45,000 persons (Source: Perth & Kinross Council), is the principal area of Perth & Kinross District and has recently been awarded City status.

Historically known as the gateway to the Highlands, Perth enjoys close proximity to Scotland's main cities with 90% of the country's population accessible within 90-minute drive time. Dundee lies approximately 22 miles to the east with Edinburgh 43 miles to the south and Glasgow 61 miles to the southwest.

Perth is located at the base of the River Tay in the heart of Scotland with the A9 and A90/M90 giving easy access to Dundee, Edinburgh, Glasgow and the south beyond.

The subjects occupy a site which runs between South Methven Street and New Row in the centre of Perth. This is a mixed residential and commercial location and the site has frontages to both streets.

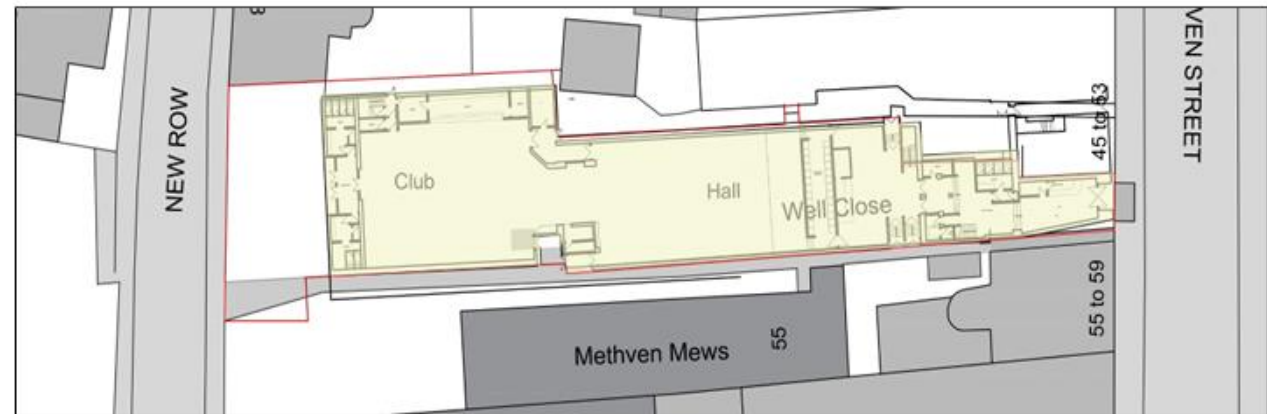
## Description



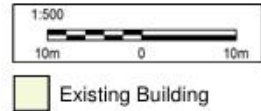
FIND ON GOOGLE MAPS

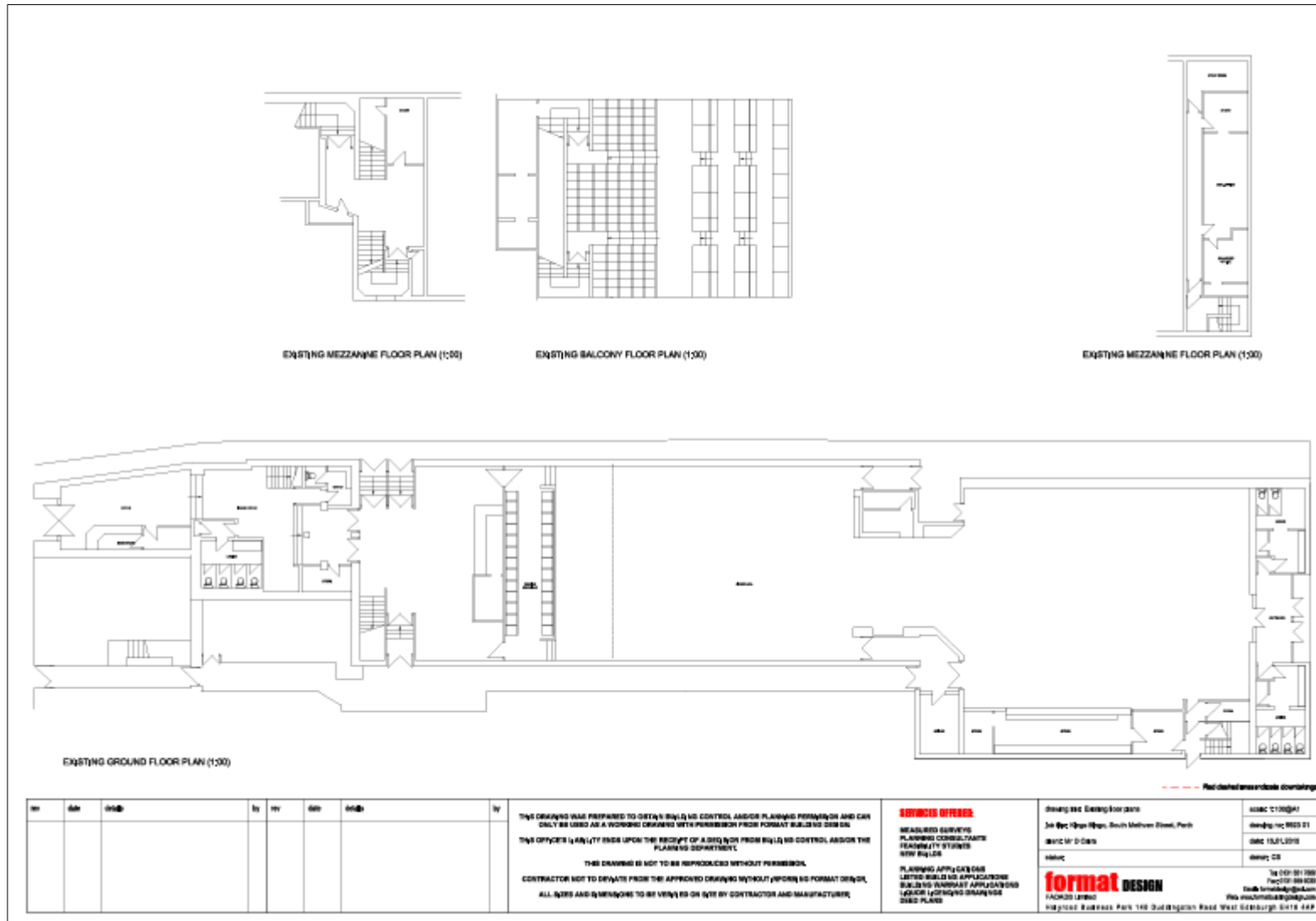
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53 SOUTH METHVEN STREET, PERTH



Plan of Bingo Hall at ground level







# Description

53 SOUTH METHVEN STREET, PERTH



The subjects comprise a former Bingo Hall within the ground floor of a traditional three storey and attic mid terraced tenement building, which has frontage to South Methven Street.

The subjects have been substantially extended to the rear towards New Row and these extensions are generally of brick construction.

## Accommodation

The total gross floor area extends to around 13,000 sq. ft.

Plans and further details can be provided to genuinely interested parties.





## Terms

Our client is inviting offers in excess of £225,000 for their heritable interest.

Alternatively offers to lease the premises will be considered.

## Planning

All interested parties should make their own enquiries to Perth & Kinross Council Planning Department.

## Rateable Value

£20,700

## Energy Performance Certificate

Awaiting further details.

## VAT

Prices are quoted exclusive of VAT

## Legal Costs

Each party to bear their own legal costs in connection with this transaction

## Get in Touch

For further information or viewing arrangements please contact the sole agents:



**Jonathan Reid**

[j.reid@shepherd.co.uk](mailto:j.reid@shepherd.co.uk)

### Shepherd Chartered Surveyors

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### ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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