DALKIN + CO

JOINT VENTURE WILL ALSO BE CONSIDERED

FOR SALE

SUBSTANTIAL COMMERCIAL PROPERTY WITH PLANNING PERMISSION TO CREATE 12 PRIVATE RESIDENTIAL FLATS (NO AFFORDABLE) AND COURTYARD

EXISTING SOUTH ELEVATION

15 – 19 CANAL STREET
PERTH PH2 8LQ

126 West Regent Street, Glasgow, G2
colin@dalkinandco.com

0141 222 5790

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Location

Perth with a resident population in excess of 47,000 people is the administrative centre for Perth + Kinross and historically has been 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 a 90 minute drive time.

Dundee lies approximately 22 miles to the east with Edinburgh 43 miles south and Glasgow 61 miles to the south west.

Perth was awarded City status in 2012 and the community offers a university , several secondary schools , a Concert Hall , racecourse , an infirmary , combination of national and niche shops along with a variety of pubs and restaurants.

The Scottish Government expects Perth to be one of the fastest growing cities over the next decade and a number new housing developments are underway and in the pipeline.

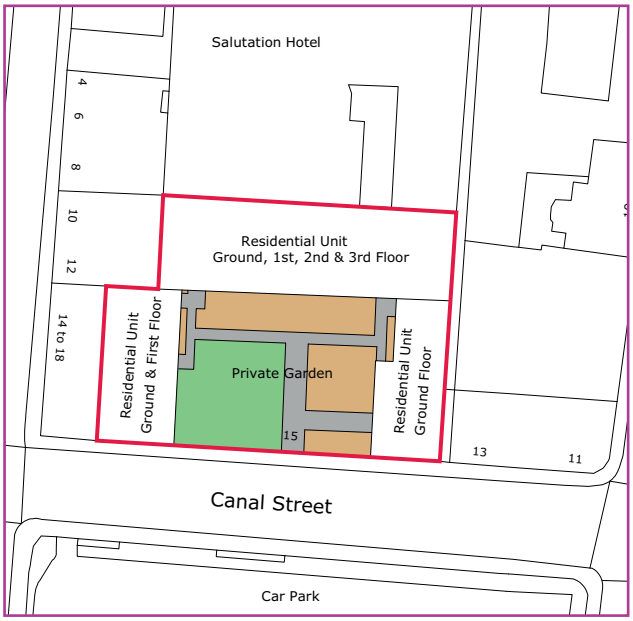
Description

Currently the site comprises a modern single storey building at the front which was occupied by a gym and to the rear is a 3 storey redundant BLONDE sandstone building.

It is proposed to demolish the gym building and fully expose the traditional stone and slate building behind AND CREATE A COMMUNAL COURTYARD TO THE FRONT

Site

The site is bounded by Canal Street to the south and The Salutation Hotel to the north and by stone buildings fronting onto Speygate on the east side and Princess Street on the west side. THE SITE, WHICH LIES APPROXIMATELY 120 M FROM THE RIVER TAY, ENJOYS ALL THE BENEFITS OF A CITY CENTRE LOCATION WHILST BEING ONLY A 5 MINTE WALK FROM BOTH THE NORTH AND SOUTH INCH PARKS.



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Rateable Value
The gym at 15/17 Canal Street has a current rateable value of £41,600 with the remaining space having a nil value.

Planning
The planning authority granted planning permission for demolition of the gym building , CONVERSION OF EXISTING BUILDING TO 10 FLATS, and erection of 2 NEW flats , formation of communal courtyard and associated works in June 2020 – application number 20/00007/FLL.

DEVELOPER CONTRIBUTIONS
THE PLANNING PERMISSION DOES NOT REQUIRE EITHER THE ONSITE PROVISION OF, OR FINANCIAL CONTRIBUTION IN LIEU OF, AFFORDABLE HOUSING. SIMILARLY, NO FINANCIAL CONTRIBUTIONS ARE REQUIRED IN RELATION TO EDUCATION OR TRANSPORT INFRASTRUCURE.

A copy of the full planning consent and conditions is available on request.

Offers
Our client is willing to consider an outright sale or will also give due consideration to a joint venture – further details on request.

Price
On application.

Entry
Immediate entry is available.

Viewing & Further Information
Strictly by prior arrangement.

Please contact the sole agent to arrange viewing the property.

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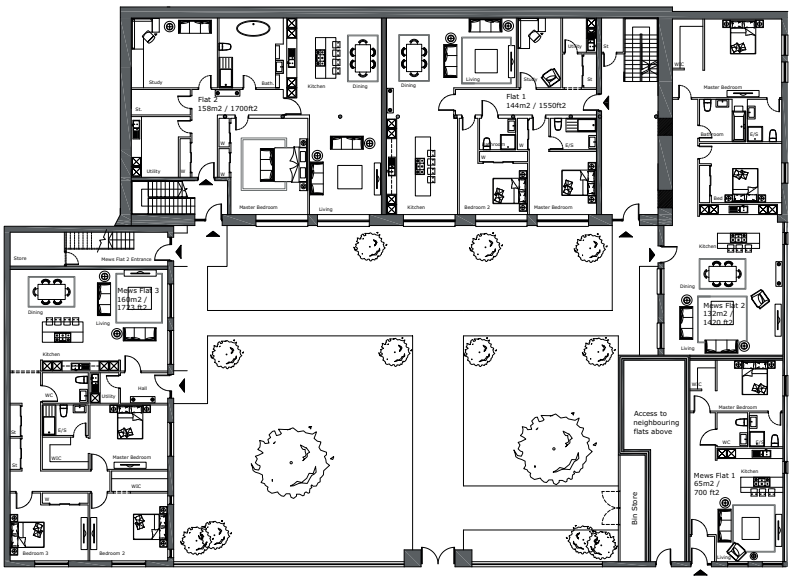
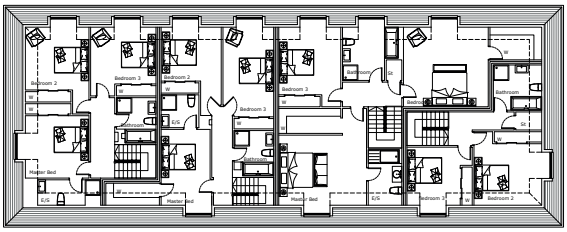
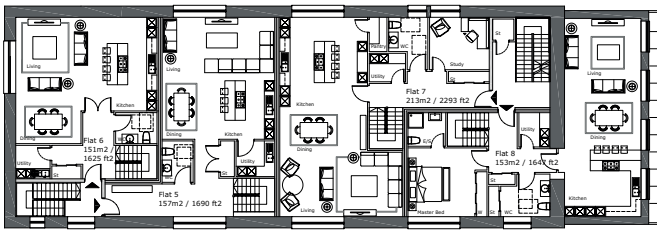
Proposed Floor Layouts



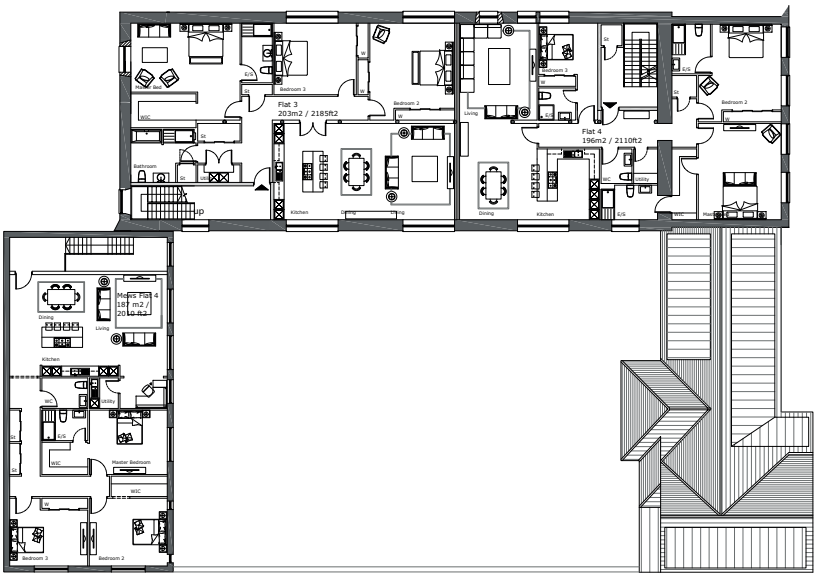
PROPOSED GROUND FLOOR PLAN



PROPOSED THIRD FLOOR PLAN



PROPOSED SECOND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN

ACCOMMODATION SCHEDULE			
FLAT No	TYPE	BEDS	AREA
No 1	Standard	2	144 sqm / 1550 sqft
No 2	Standard	1	158 sqm / 1700 sqft
No 3	Standard	3	203 sqm / 2185 sqft
No 4	Standard	3	196 sqm / 2110 sqft
No 5	Duplex	3	151 sqm / 1625 sqft
No 6	Duplex	3	157 sqm / 1690 sqft
No 7	Duplex	3	213 sqm / 2293 sqft
No 8	Duplex	3	153 sqm / 1647 sqft
No 9	Mews	1	65 sqm / 700 sqft
No 10	Mews	2	132 sqm / 1420 sqft
No 11	Mews	3	160 sqm / 1723 sqft
No 12	Mews	3	187 sqm / 2010 sqft

Dec 2020

Dalkin + Co give notice to anyone who may read these particulars as follows:

(i) These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. (ii) No person in the employment of the agent(s) has any authority to make or give any representation or warranty whatever in relation to this property. (iii) Floor areas, measurements or distances given are approximate. Unless otherwise stated, any rents, or outgoings quoted are exclusive of VAT. (iv) Any descriptions given of the property cannot be taken to imply, it is in good repair, has all necessary consents, is free of contamination, or that the services and facilities are in working order. Interested parties are advised to carry out their own investigations as required.