



FALCONER

PROPERTY CONSULTANTS

**STRATHMORE BAR,
43 MAIN STREET,
BRIDGEND, PERTH
PH2 7HD**

FOR SALE

- OFFERS OVER £110,000
- 1,081 FT²
- PROMINENT LOCATION
- 100% RATES RELIEF (SUBJECT TO QUALIFICATION)
- HIGH LEVELS OF LOCAL TRADE
- WELL SUITED FOR MULTIPLE USES (SUBJECT TO PLANNING)



LOCATION

Perth is a city in central Scotland, located on the banks of the River Tay. It is the administrative centre of Perth and Kinross council area and the historic county of Perthshire. According to the preliminary 2011 census results Perth, including its immediate suburbs, has a population in the region of 50,000.

Perth's city centre is situated to the west of the banks of the River Tay. The pedestrianised portion of the High Street, which runs from the junction of St John Street to Scott Street, is the main focus of the shopping area. The centre has a variety of major and independent retailers.

From a local context the property is situated on the eastern side of Main Street between its junctions with Strathmore Street and Lochie Brae.

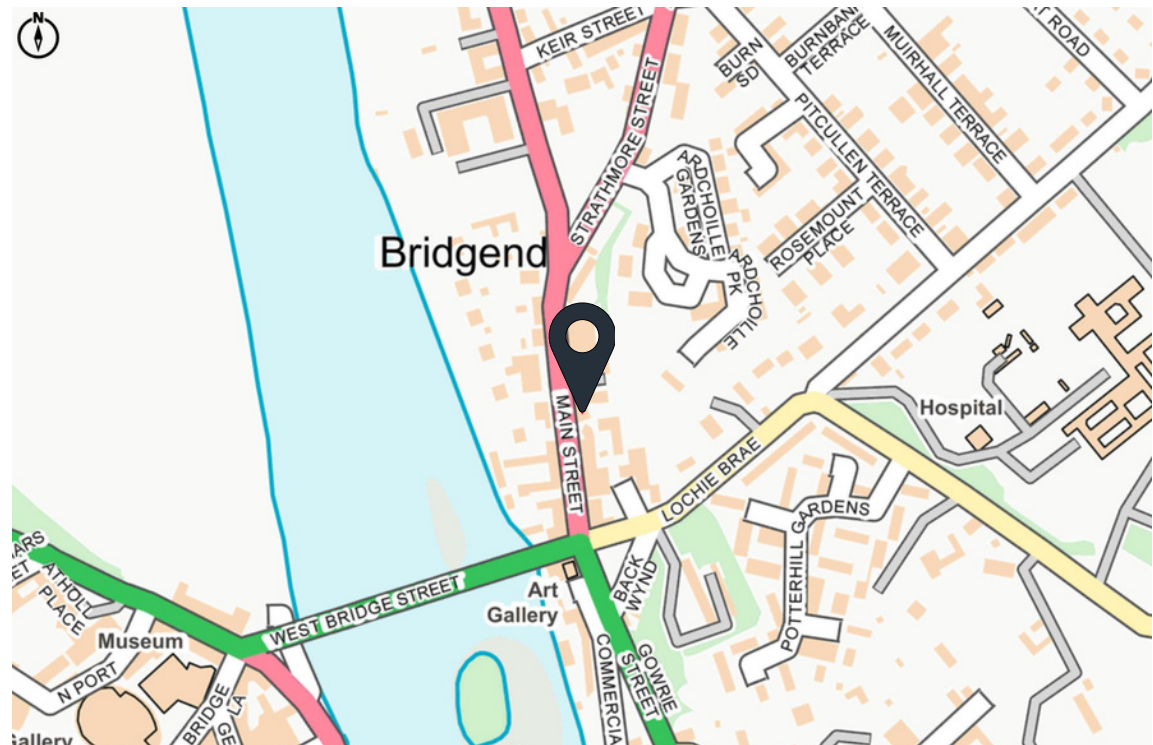
DESCRIPTION

The subjects comprise an end terraced public house forming the ground floor of a two storey building of brick construction with a roughcast finish surmounted by a pitched and slated roof.

Internally the property provides an open plan recently refurbished bar area, cellar, male and female w.c's and small kitchen.

PROPOSAL

Offers over £110,000 are invited for the heritable interest.



FLOOR AREAS

From sizes taken during our inspection we calculate the subject property, measured in accordance with the RICS Code of Measurement Practice (second edition, January 2018) to extend to the following approximate gross internal area (GIA):

100.4m²/1,081ft²

PLANNING

All queries in relation to redevelopment / reconfiguration of the subjects should be addressed to Perth & Kinross Council Planning Department.

RATING

Rateable value £7,400.

EPC

G.

CLOSING DATE

A closing date may be set and all interested parties should make a note of interest at the offices of the Sole Agent. We reserve the right to sell the property without setting a closing date and we are not obliged to accept the highest or indeed any offer for the sale of the property.

VAT

All prices, premiums and rents quoted are exclusive of VAT.





DISCLAIMER

Falconer Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars and plan are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact must satisfy themselves by inspection or otherwise as to the correctness of each of them: (iii) no person in the employment of Falconer Property Consultants has any authority to make or give any representation or warranty whatever in relation to this property: (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. Published April 2026.



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**VIEWINGS
AND
FURTHER
INFORMATION**

Strictly by appointment through the Sole Agent:

SANDY FALCONER

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