



## FOR SALE

**Former Sportsters & Harry's Bar**  
**6-8 South Methven Street, Perth,**  
**PH1 5PE**  
(ref.1039)



**CORNERSTONE**  
Business Agents

**Extensive Development  
Possibilities\***

[www.cornerstone.scot](http://www.cornerstone.scot)

**0131 445 7222**

Contact us for further information or to arrange to view

\*Subject to local authority approval





## 6-8 South Methven Street, Perth, PH1 5PE

- Substantial city centre property
- Former school and council offices
- Previously traded as Sportsters Nightclub and more recently Harry's Bar
- Site extends to 0.82 acres
- Currently has public house and entertainment licence
- Obvious alternative use including office, retail, residential – subject to local authority planning consents
- A historic city centre property

**Price on Application**

All enquiries – **0131 445 7222** or [info@cornerstoneagents.co.uk](mailto:info@cornerstoneagents.co.uk)

### LOCATION

The property occupies a very prominent city centre plot on the corner of South Methven Street and Mill Street in the heart of Perth city centre. The property occupies a prominent city centre location close to Perth Theatre, cinema as well as the main licensed trade circuit, pedestrianised shopping area and is in close proximity to many retail premises and commercial offices.

Perth is often referred to as the gateway to the highlands with the city offering excellent communication links to the central belt of Scotland and beyond. Both Edinburgh and Glasgow can be accessed in under an hour's drive with the main M90 and M9 motorways connecting Perth speedily with central Scotland.

Distances from Perth:-

Edinburgh 43 Miles

Stirling 37 Miles

Dundee 22 Miles

Glasgow 62 Miles



### THE PROPERTY

A substantial detached property originally of Italianate design and built circa 1860. The property has been formerly used as a school as well as council offices. More recently, the property was completely renovated in the early 2000s as a multi-level entertainment complex comprising Sports Bar and Nightclub. Full floor plans can be accessed via our designated webpage, [www.perthcommercial.co.uk](http://www.perthcommercial.co.uk)

### EXTERNAL

The property sits in its own grounds estimated at xxx acres in central Perth. There is vehicle access from South Methven Street. The exterior includes a large tarmacaded car park as well as a raised area which currently is set for a beer garden.

### TENURE

The business is offered for sale on a freehold basis (Scottish equivalent of freehold).

### LICENSE

The property trades with the benefit of a premises licence and consent for an entertainment licence.

### RATEABLE VALUE

According to the Scottish Assessor's website, as per 1st April 2017 the combined rateable value for Harry's Bar & Sportsters Nightclub is £127,500. (£42,500 Harry's Bar £85,000 Sportsters Nightclub)

### PLANNING

The property has credible forms of alternative use. We would advise potential to contact Perth and Kinross Council at [www.pkc.gov.uk](http://www.pkc.gov.uk)

**Please visit [www.perthcommercial.co.uk](http://www.perthcommercial.co.uk) for further information on this opportunity**

**Price on application.**