





## 140 South Street

Perth

- Fully let, four tenant income stream
- E-commerce proof trades: haircuts, hot food and phone repairs can't be "added to basket"
- Newly signed/renewed leases
- £42,696 p.a. passing rent
- 10.05% gross yield at £425,000

### Description

The subjects comprise the ground floor commercial premises of two adjoining traditional stone and slate buildings in Perth's City Centre, each let to a mix of established local occupiers.

140–144 South Street forms two ground floor commercial units within a mid-terraced, three-storey and attic traditional building. The adjoining 146–150 South Street comprises a further two ground floor commercial units within a two-storey and attic traditional building. Together the properties provide a fully let, income-producing parade with a strong tenant mix across independent retail, food & beverage and personal services.



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### Tenancies

- 140 South Street – Bonnie Moon Crystals, £7,500 p.a., 3-year lease extension from April 2026, no breaks
- 144 South Street – My Fone, £7,800 p.a., 3-year lease extension from April 2026
- 146 South Street – Holdgates (fish & chips), £14,400 p.a., new 15-year lease from May 2026, no breaks, on a Ltd co. lease with personal guarantee
- 150 South Street – Top Class Barbers, £12,996 p.a., lease to 2040 with a 2030 break, from April 2026

### Investment Proposal

This offers a purchaser a fully let, multi-let parade producing a diversified income stream from four separate tenants across four differing trade classes, reducing reliance on any single covenant.

The tenant mix is also, by its nature, resistant to online/e-commerce disruption – a barber shop, fish & chip shop, crystal shop and phone repair unit are all services that cannot be replicated by Amazon, giving the income a degree of "Bezos-proof" resilience that many high street retail investments now lack.

A purchase price of £425,000 reflects a gross yield of 10.05%.





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