



# FOR SALE RETAIL INVESTMENT

Let to private individual at £7,800  
per annum until 26<sup>th</sup> May 2034

Good opportunity for private  
investor.

Busy central location

100% Small Business Rates Relief  
for tenant.

Net Area 35.3 Sq. m. (380sq. ft.)

Price - £65,000 reflecting net initial  
yield of 11.79%



VIDEO TOUR



WHAT 3 WORDS

**46 SOUTH STREET, PERTH, PH2 8PD**

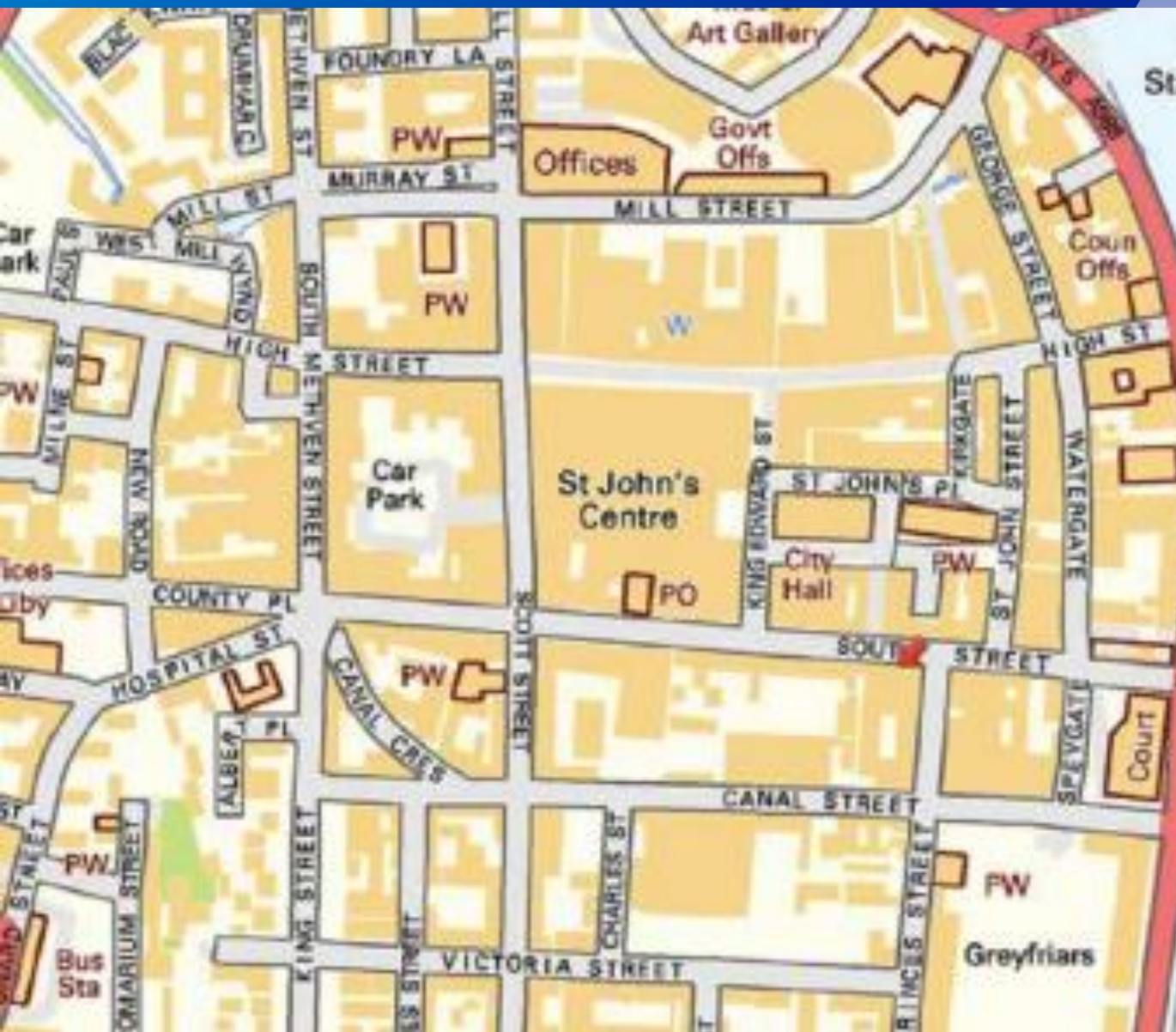
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## Location

46 SOUTH STREET, PERTH, PH2 8PD



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 minutes drive time. Dundee lies approximately 35 km (22 miles) to the east with Edinburgh 69 km (43 miles) to the south and Glasgow 98 km (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 are located at the eastern end of South Street which is a busy vehicular thoroughfare within the centre of Perth.

## Description



FIND ON GOOGLE MAPS





# Description

46 SOUTH STREET, PERTH, PH2 8PD



## Description

The subjects comprise a mid terraced ground floor retail unit contained within a traditional tenement building. The main walls are of solid stone construction whilst the roof over is pitched and clad in slates.

The subjects currently trade as an African convenience store

## Accommodation

	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor – Sales Area	35.3	380
<b>TOTAL</b>	<b>35.3</b>	<b>380</b>

The above floor areas have been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).



## Price

Our client is inviting offers of £65,000 for their heritable interest which would reflect a net initial yield of 11.79%

## Lease Information

The property is let to a private individual from 27<sup>th</sup> May 2024 to 26<sup>th</sup> May 2034 with tenant break option 27<sup>th</sup> May 2029.

The annual rent is £7,800 per annum and is next due for review 27<sup>th</sup> May 2029

A copy of the lease can be provided to all interested parties.

## Energy Performance Certificate

Awaiting further details.

## VAT

All figures are quoted exclusive of VAT.

## Legal Costs

Each party will to bear their own legal costs in connection with the sale of the property.

J & E Shepherd 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 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 but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd 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. PUBLICATION DATE MARCH 2025

## Get in Touch

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



**Jonathan Reid**  
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### 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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