

lot 51

6 Glasgow Road Paisley PA1 3QA

Rent
£35,000
per annum
exclusive

**Heritable Retail Investment with Vacant
Office Opportunity**

- Tenants include Superslice Ltd t/a Pizza Hut on a 20 year lease until 2024
- Prominent arterial road location close to town centre

- Nearby occupiers include Subway and Co-operative Pharmacy
- Asset management opportunity
- On site car parking for approximately 10 cars
- Six Week Completion



Location

Miles: 10 miles west of Glasgow
Roads: A761, M8
Rail: Paisley Gilmour Street
Air: Glasgow International Airport

Situation

The property is situated in a prominent roadside location on Glasgow Road (A761 arterial route from Glasgow City Centre). The property is located close to the major junction with Mill Street and Incle Street to the east of the town centre. Immediately behind the property is the Lagoon Leisure Centre, the main swimming and sports centre for the town.

Description

The property comprises two ground floor retail units and four floors of offices above with separate access from the front of the property. The property also benefits from 10 car parking spaces at the rear accessed from Millar Street. The vacant offices present an asset management opportunity or for potential change of use to residential (subject to consents).

Tenure

Heritable (Scottish equivalent of Freehold).

VAT

VAT is applicable to this lot.

Viewings

Interested parties must register their details with the Auctioneers and provide identification on site. Please contact Mhairi Jarvis. Telephone: +44 (0)131 554 1705.



Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews/ (Reversion)
Ground	Retail	81.56 sq m (878 sq ft)	MR & MRS LEON RICE t/a Chameleon Tattoos	10 years from 10/05/2006	£15,000	(09/05/2016)
Ground	Retail	90.02 sq m (969 sq ft)	SUPERSLICE LIMITED t/a Pizza Hut	20 years from 04/08/2004 until 05/08/2024 (1)	£20,000	04/08/2014 and 04/08/2019
First	Office	201.87 sq m (2,173 sq ft)	VACANT			
Second	Office	208.10 sq m (2,240 sq ft)	VACANT			
Third	Office	204.75 sq m (2,204 sq ft)	VACANT			
Fourth	Office	210.79 sq m (2,269 sq ft)	VACANT			
Totals		997.09 sq m (10,733 sq ft)			£35,000	

(1) The tenant's repair obligation is limited by reference to a schedule of condition – please see the legal pack for further information.

For further details please contact:

Mhairi Jarvis
Tel: +44 (0)131 554 1705.
Email: mhairi.jarvis@acuitus.co.uk
Sandy Hamilton
Tel: +44 (0)20 7034 4861.
Email: sandy.hamilton@acuitus.co.uk
www.acuitus.co.uk

Solicitors:

Dundas and Wilson
Saltire Court, Edinburgh.
Tel: +44 (0)131 200 7505.
Email: david.stewart@dundas-wilson.com
Ref: David Stewart.