

35 Causeyside Street Paisley, Renfrewshire PA1 1YL

lot 76

Heritable Retail Investment

- Entirely let to William Hill Organization Limited until 2026
- Prominent corner location in Paisley town centre
- Lease recently extended by 10 years (subject to option)
- Nearby occupiers include Cash Converters and Farmfoods

Rent
£25,650
per annum
exclusive
(Subject to
Note 3)



Location

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

Situation

The property is situated within Paisley town centre in a prominent corner location on Causeyside Street at its junction with Orchard Street. The property lies just to the south of The Paisley Shopping Centre, which houses retailers including Marks & Spencer, Boots, Superdrug, McDonald's and O2. Other nearby occupiers include Farmfoods, Cancer Research, Mothercare and Early Learning Centre.

Description

The property comprises a ground floor retail unit with a highly visible entrance on the corner of the building.

Tenure

Heritable (Scottish Equivalent of Freehold),

VAT

VAT is not applicable to this lot.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Ground	Retail	108.49 sq m (1.168 sq ft)	WILLIAM HILL ORGANIZATION LIMITED (1)	35 years from 21/01/1991 until 20/01/2026 on full repairing and insuring terms (2)	£25,650 (3)	20/01/2021
Total		108.49 sq m (1.168 sq ft)			£25,650	

(1) William Hill began the business in 1934 as a postal and telephone betting service. The first betting shop opened in 1961 and William Hill is now the largest bookmaker in the UK, with a network of over 2,360 licenced betting shops across the UK. The business employs 12,500 people in the UK (source: www.williamhillplc.com 16/09/2015).

(2) The original lease was for a term of 25 years from 21st January 1991 until 20th January 2016. By Minute of Variation registered 12th June 2015, the Lease was amended to the effect that the period of the Lease was extended to 20th January 2026, subject to a tenant only option to determine on 20th January 2021.

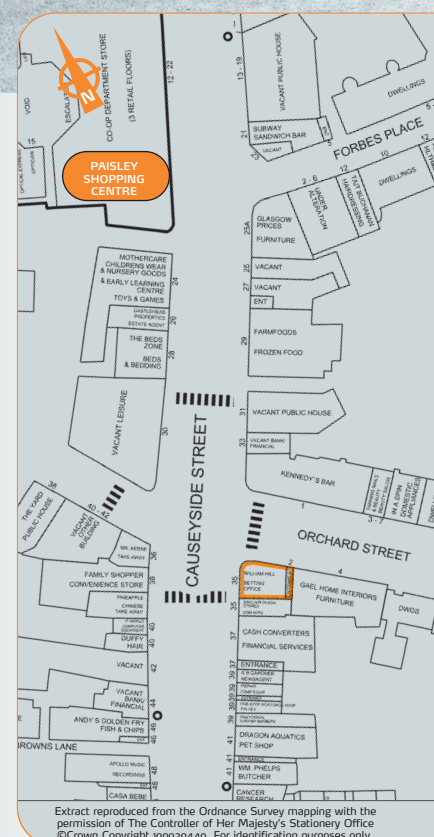
(3) As per the terms of the Minute of Variation referred to above, the rent will be reduced to £20,500 pa from 2nd February 2016 until 1st February 2021. In the event that the tenant does not exercise the 2021 break option, the rent shall then be subject to review on open market value terms (upwards only).

For further details please contact:

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