

# 1-7 Moss Street (odd numbers), 1/5 School Wynd and 12 High Street Paisley, Renfrewshire PA1 1BL

lot 80

## Prominent Retail Investment

- Highly visible retail parade in Paisley town centre, close to the Piazza Centre
- Well let to occupiers including Renfrewshire Council and the Debra charity
- Nearby occupiers include Marks & Spencer, Lloyds Chemist and Bargain Buys

Rent  
**£89,850**  
per annum  
exclusive  
(gross)



## Location

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

## Situation

Paisley is located approximately 10 miles south-west of Glasgow city centre and approximately 2 miles south of Glasgow International Airport. The property is situated at the junction of School Wynd and Moss Street, and stretches towards the High Street and the Piazza Shopping Centre. Other nearby occupiers include Marks & Spencer, Bargain Buys, Lloyds Chemist, Bank of Scotland and Burton.

## Description

The property is a category B listed building, arranged over ground and three upper floors providing seven retail units at ground floor and office/ancillary accommodation at first floor.

There is open plan office accommodation on part of the second and third floors accessed from School Wynd, with the remaining second and third floor accommodation under separate ownership and currently in residential use. The property benefits from car parking at the rear of the property with allocated spaces for occupiers.

## Tenure

Long Leasehold.  
1-7 Moss Street and 1/5 School Wynd – Held from the District Council of Renfrew for a term of 125 years from 11th September 1987. The ground rent payable is the higher of £28,750 per annum and 13% of the total rent received.  
A small store to the rear, known as 12 High Street is held from the Church Commissioners of England for a term of 125 years from 31 January 1986 with only a nominal annual rent of £5 being payable.

## VAT

VAT is applicable to this lot.

**Six Week Completion (subject to Freeholder Consent)**

## Tenancy and accommodation

Floor/ Unit	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews/ (Reversion)
Unit 1	Retail	337.70 sq m (3,635 sq ft)	DEBRA	3 years from 08/10/2013	£12,000	(08/10/2016)
Unit 2	Retail	126.16 sq m (1,358 sq ft)	INDIVIDUAL (t/a The Vapour Shop)	15 years from 05/06/2015 until 04/06/2030 (1)	£15,000	04/06/2020 and 04/06/2025
Unit 3	Retail	144.27 sq m (1,553 sq ft)	INSTANT CASH LOANS LIMITED	10 years from 21/05/2012 until 20/05/2022 (2)	£12,850	21/05/2017
Unit 4	Retail	269.97 sq m (2,906 sq ft)	VACANT			
Unit 5	Retail	143.16 sq m (1,541 sq ft)	RENFREWSHIRE COUNCIL	5 years from 28/08/2013	£18,000	(27/08/2018)
Unit 6A	Retail	271.64 sq m (2,924 sq ft)	COWGATE (WEST) LIMITED	10 years from 04/09/2015 until 03/09/2025 (3)	£15,000	03/09/2020
Unit 6B	Retail	53.04 sq m (571 sq ft)	INDIVIDUAL (t/a Mina Health & Beauty)	15 years from 03/03/2014 until 02/03/2029 (4)	£10,000	03/03/2019
Second	Office	124.10 sq m (1,336 sq ft)	TOTAL RECRUITMENT SCOTLAND	6 months from 05/09/2012 (5)	£7,000	
Third	Office	124.10 sq m (1,336 sq ft)	VACANT			
<b>Totals</b>		<b>1,594.14 sq m (17,160 sq ft)</b>			<b>£89,850</b>	

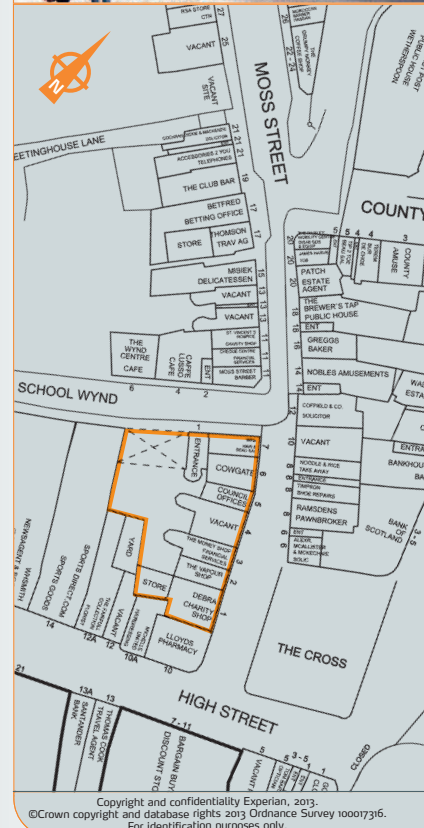
- (1) The lease of Unit 2 provides a tenant option to determine on 04/06/2020 and 04/06/2025.  
 (2) The lease of Unit 3 provides a tenant option to determine on 21/05/2017.  
 (3) The lease of Unit 6A provides annual rental fixed increases to £17,000 p.a. in September 2016 and £20,000 p.a. in September 2017.  
 (4) The lease of Unit 6B provides a tenant option to determine on 03/03/2019.  
 (5) The tenant is currently holding over. The lease provides a six month rolling option to determine.

## For further details please contact:

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