

## 44 High Street Johnstone, Renfrewshire PA5 8AN

lot 69

### Heritable Retail Investment

- Entirely let to Sportswift Limited (trading as Card Factory) on a new five year lease
- Prominent High Street location in the town centre
- Nearby occupiers include Greggs, Poundstretcher and Bank of Scotland

Rent  
**£25,000**  
per annum  
exclusive



### Location

Miles: 14 miles west of Glasgow  
Roads: M8, A737  
Rail: Johnstone (35 minutes to Glasgow Queen Street)  
Air: Glasgow International Airport

### Situation

Johnstone is one of the principal towns in Renfrewshire with a population in the region of 16,500 people. The A737 provides easy access to Paisley and Glasgow to the east. The property is situated in a prominent location on the north side of the High Street, in the block bounded by Collier Street to the west and Rankine Street to the south. Neighbouring retailers include Greggs, Coral, Poundland, Boots and Clydesdale Bank.

### Description

The property comprises a retail unit on ground and first floors. The unit benefits from a rear service yard.

### Tenure

Heritable (Scottish Equivalent of Freehold).

### VAT

VAT is not applicable to this lot.

### Six Week Completion

### Tenancy and accommodation

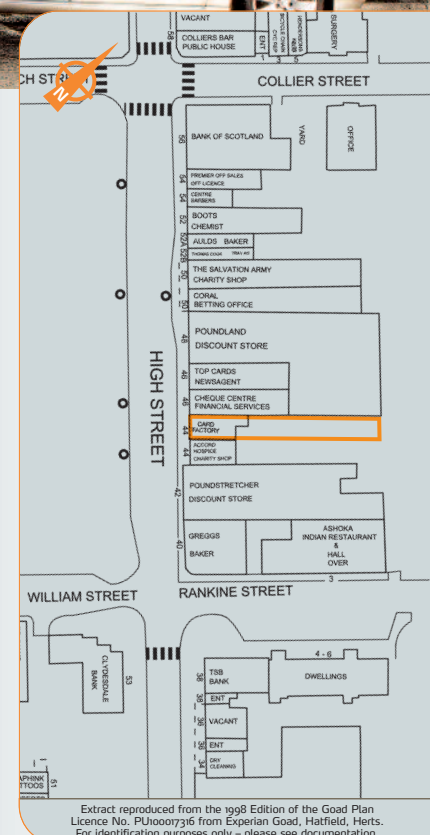
Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x. Reversion
Ground	Retail	90.77 sq m (977 sq ft)	<b>SPORTSWIFT LIMITED (1)</b>	5 years from 10/03/2015 on full repairing and insuring terms	£25,000 04/02/2020
First	Ancillary	41.06 sq m (442 sq ft)			
<b>Totals</b>		<b>131.83 sq m (1,419 sq ft)</b>			<b>£25,000</b>

(1) For the year ending 31st January 2014, Sportswift Limited reported a turnover of £313,182,000, pre-tax profits of £69,243,000 and a total net worth of £215,073,000. (Source: www.riskdisk.com 10/06/2014)

### For further details please contact:

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