

7 William Street Johnstone, Renfrewshire PA5 8DP

lot 93

Heritable Retail Investment

- Entirely let to Done Brothers (Cash Betting) Limited t/a Betfred on a new 10 year FRI lease
- Betfred have been trading from this unit for the last 28 years
- Prominent retail location fronting Houston Square in the town centre
- Nearby occupiers include Subway, Semi Chem, Clydesdale bank and Greggs

Rent
£19,000 per
annum
exclusive



Location

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

Situation

Johnstone is one of the principal towns in Renfrew 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 eastern side of William Street fronting onto Houston Square at the south-east corner. Neighbouring retailers include M&Co, Bank of Scotland, Poundland, Greggs and Subway.

Description

The property comprises a retail unit on ground with offices and ancillary space at first floor. The first floor is used as a regional administration and training centre for Betfred. The unit benefits from a rear service yard.

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)131 552 5191.

Six Week Completion

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Ground	Retail	86.84 sq m (935 sq ft)	DONE BROTHERS (CASH BETTING) LIMITED t/a Betfred (1)	10 years from 25/04/2016 on full repairing and insuring terms (2)	£19,000	25/04/2016
First	Office/Ancillary	67.72 sq m (728 sq ft)				
Total		154.56 sq m (1,663 sq ft)			£19,000	

- (1) For the year ending 28th September 2014, Done Brothers (Cash Betting) Limited reported a turnover of £417,111,000, pre-tax profits of £13,967,000 and a total net worth of £108,429,000 (Source: Experian Group 18/04/2016).
(2) The lease is subject to a tenant to determine option on 24th April 2019 (with 6 months' written notice).

For further details please contact:

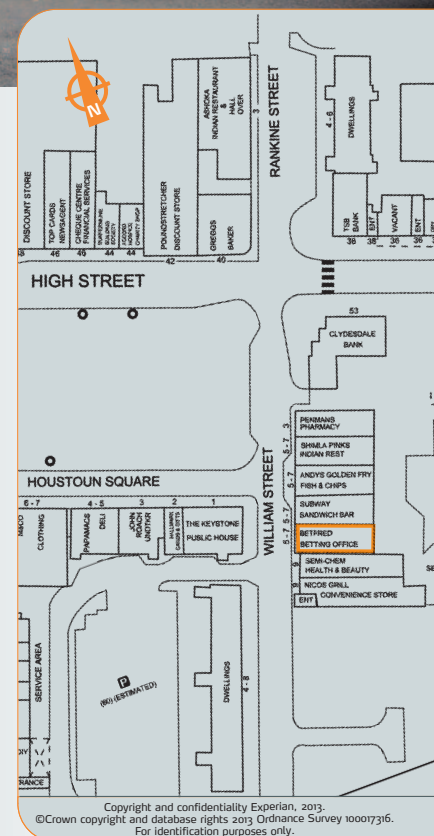
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Buyer's Legal Report Service

Dentons UKMEA LLP 
Contact: Greg Rigby.
Tel: +44 (0)207 320 3968.
Email: greg.rigby@dentons.com
See: www.acuitus.co.uk for further details

Seller's Solicitors:

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