

lot 93

## 11a Moss Street Paisley, Renfrewshire PA1 1BE

Rent  
£15,000 per  
annum  
exclusive

### Heritable Retail Investment

- Well located retail unit in Paisley city centre
- Neighbouring occupiers include Betfred, TUI Thomson and Greggs
- Let to Cheque Centres Limited until 2020 (2015 break option not exercised)
- VAT free investment



### Location

Miles: 10 miles south-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 near the junction of Moss Street and School Wynd and close to High Street and Piazza Shopping Centre. Nearby occupiers include Renfrewshire Council, Greggs, TUI Thomson and Betfred.

### Description

The property comprises a ground floor shop which forms part of a larger terraced building.

### Tenure

Heritable (the Scottish equivalent of English Freehold).

### VAT

VAT is not applicable to this lot.

### Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reversion
Ground	Retail	35.12 sq m	378 sq ft	CHEQUE CENTRES PROPERTIES LIMITED (1)	10 years from 29/06/2010 on a full repairing and insuring lease	£15,000	28/06/2020
<b>Totals</b>		<b>35.12 sq m</b>	<b>378 sq ft</b>			<b>£15,000</b>	

(1) Cheque Centres have been operating in the UK since 1996 and have 53 stores throughout the UK. Their sister company is Cash Generator (Source: www.chequecentre.co.uk 10/06/2016).

### For further details please contact:

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