

Lot 24

£12,000 Per Annum
Exclusive

33 High Street, Paisley, Renfrewshire PA1 2AF High Yielding Heritable Retail Investment



Key Details

- Prominent corner position on pedestrianised High Street, close to The Paisley Centre
- Let to Individual until November 2034 (no breaks)
- Ground floor retail unit with storage at first floor
- Neighbouring occupiers include Sports Direct, Superdrug, TSB and Marks and Spencer Outlet

Location

Miles: 8 miles west of Glasgow City Centre
Roads: A761, M8
Rail: Paisley/Gilmour Street Railways Station
Air: Glasgow International Airport

Situation

Paisley is a popular commuter town approximately 8 miles west of Glasgow. The property is situated in a prominent corner location on the south side of the pedestrianised High Street, close to its junctions with New Street and Church Hill, in the heart of Paisley town centre. The property is situated west of The Paisley Centre with occupiers including Marks & Spencer Outlet and Boots the Chemist. Other nearby occupiers include Sports Direct, Superdrug, Subway and TSB.

Description

The property comprises a ground floor retail unit with ancillary accommodation on the first floor and a second floor access only via a hatch.

Tenure

Heritable. (Scottish equivalent of English Freehold)

VAT

VAT is applicable to this lot.

Tenancy and accommodation

Accommodation	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground/First Second (hatch access)	Retail/Ancillary -	239.22 sq m -	(2,575 sq ft) -	L. D. NGUYEN t/a Hollywood Nails & Spa and insuring lease	15 years from 22/11/2019 to 21/11/2034 on a full repairing lease	£12,000 22/11/2024 22/11/2029
Total		239.22 sq m	(2,575 sq ft)		£12,000	

Note

Please note that the purchaser will pay 1.5% + VAT of the purchase price towards the Vendor's costs, please see Articles of Roup/Conditions of Sale.

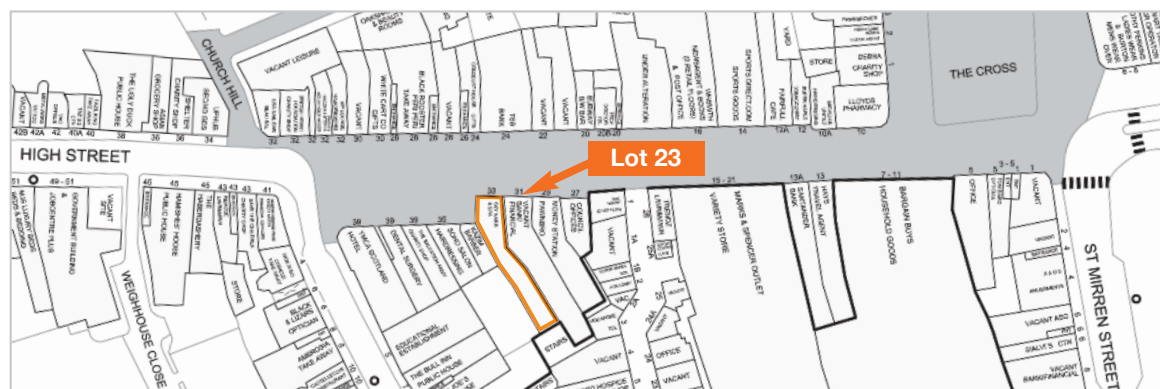
6 Week Completion Available

Energy Performance Certificate

G. See legal pack at www.acuitus.co.uk.

Viewings

Please contact Mhairi Archibald (07718 899341)



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