

TO LET

**4 JOHNSTON STREET
PAISLEY
PA1 1XG**

Location

Paisley is the principal town within Renfrewshire lying approximately 9 miles west of Glasgow and has a resident population of circa 74,000 persons.

The property occupies a prominent position on the south side of Johnston Street, with nearby retailers including Cancer Research UK, Sunshine Electrical, Nibbles, Kenneth Edward Hair and a number of local traders.

Description

The property comprises the ground floor retail unit contained within a 4 storey tenement building. The unit benefits from a single glazed frontage and offers open plan accommodation internally with wc to the rear.

Areas & Dimensions

From our measured inspection we would confirm the property extends to the following areas and dimensions;

Gross Frontage:	12' 4"	(3.76 m)
Net Frontage:	11' 8"	(3.55 m)
Net Internal Area:	207 ft ²	(19.23 m ²)

Lease Terms

The property is offered to the market on a new full repairing and insuring lease for a period to be agreed incorporating regular upward only rent reviews.

Rent

Offers in the region of £6,250 per annum are sought.

Legal Costs

Each party is to be responsible for their own legal costs.



Energy Performance Certificate

The property has an EPC rating 'G'.

Rating

We understand the property is entered in the Valuation Roll as follows:-

Description:	Shop
Rateable Value ('23/'24):	£3,100

The proposed Rateable Value effective 1st April 2023 is still within the SBBS threshold for 100% relief for qualifying occupiers.

Money Laundering Regulations

To comply with Money Laundering Regulations we are legally required to undertake due diligence on prospective purchasers/tenants which will at a minimum include proof of identity/address and funding. Applicable documentation will therefore be required on agreement of Heads of Terms.

Viewing/Further Information

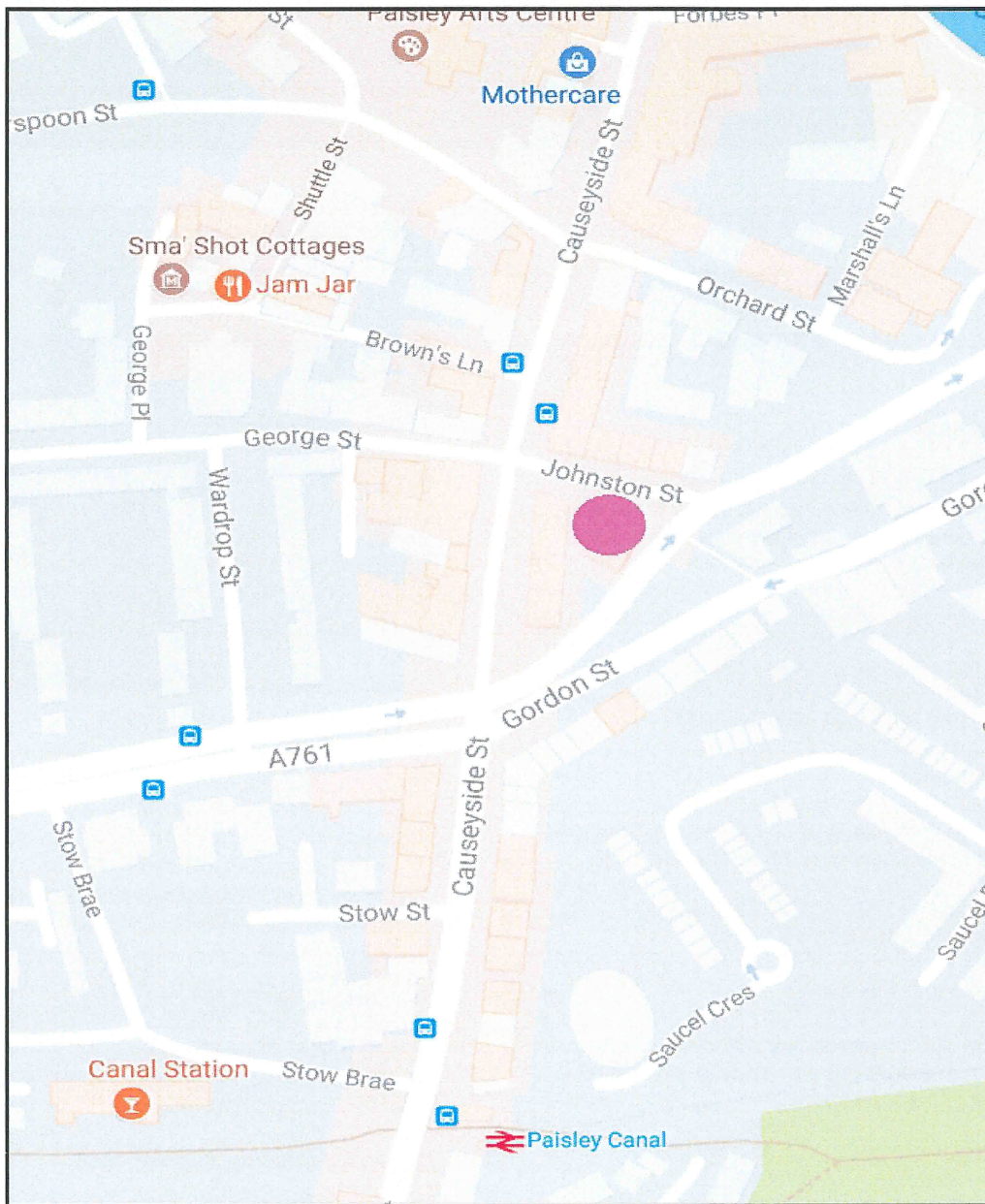
Arrangements to view are to be made strictly through this office;

Tel: 0141 221 6161

Contact: Gavin Anderson / Colette Brough

Email: gavin@wbf.co.uk / colette@wbf.co.uk

Location Plan



Details updated 11th April 2023

The information contained within these particulars has been checked, and unless otherwise stated, is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outwith our control.

Whitelaw Baikie Figs for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract.
- ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them and are advised to do so.
- iii) no person in the employment of Whitelaw Baikie Figs has any authority to give any representation or warranty whatsoever in relation to this property.
- iv) all prices, rents and premiums quoted are exclusive of VAT at the current rate.
- v) any rateable values quoted have been supplied by reference to the relevant local rating authority. Interested lessees are advised to satisfy themselves as to their accuracy.