

RARE OPPORTUNITY***HOT FOOD CONSENT***

**UNIT 1, 111 FERGUSLIE ROAD,
PAISLEY PA1 2UZ**

Location

Paisley is located c. 11 miles west of Glasgow city centre in immediate proximity to Glasgow Airport and enjoys an estimated primary retail catchment of 170,000.

The subjects are within a highly successful new build development completed in 2019, located on the outbound side of the A761, approximately 2 miles to the west of Paisley Town Centre and en-route to Phoenix Retail & Leisure Park, Johnstone, Elderslie and Kilbarchan.

Now known as Ferguslie Retail Park, the development is otherwise fully let to Greggs, The Chippy, Lifestyle Express, Indigo Sun and benefits from 25 dedicated parking spaces.

Accommodation

The subjects comprise a new build unit to shell specification with shopfront and from our measured inspection areas are as follows:

Frontage:	33' 10" (10.31m)
Internal Width:	36' 2" (11.02m)
Depth:	42' 7" (12.98m)
Gross Internal Area:	1,538 ft ² (142.88m ²)

Lease

The premises are let to D P Realty Ltd T/A Dominos and has been declared surplus to requirements due to multiple representation in the area. The FRI lease subsists for a term of 20 years commencing 5th April 2019 at a rent of £30,000 per annum with provision for 5 yearly rent reviews and a single tenant break option as at 4th April 2029.

**Proposal**

Premium offers are invited on the basis of an assignment, alternatively a new lease may be available via the landlord, terms on application.

Planning

We understand that the subjects enjoy Class 1, 2 & 3 Consent including Sui Generis Hot Food Use. Interested parties are advised to seek verification from Renfrewshire Council Planning Department.

Rating

The premises are valued for rating purposes as follows:

Rateable Value: £32,500
Estimated Rates payable (23/24): £16,185
(exclusive of water and sewerage rates)

VAT

All terms are quoted net of VAT where applicable.

Legal Costs

Each party will be responsible for their own legal costs incurred in connection with this transaction.

Entry

Immediate entry is available on completion of all legal formalities.

Energy Performance Certificate

To be assessed by the Tenant once occupied.

Money Laundering Regulations

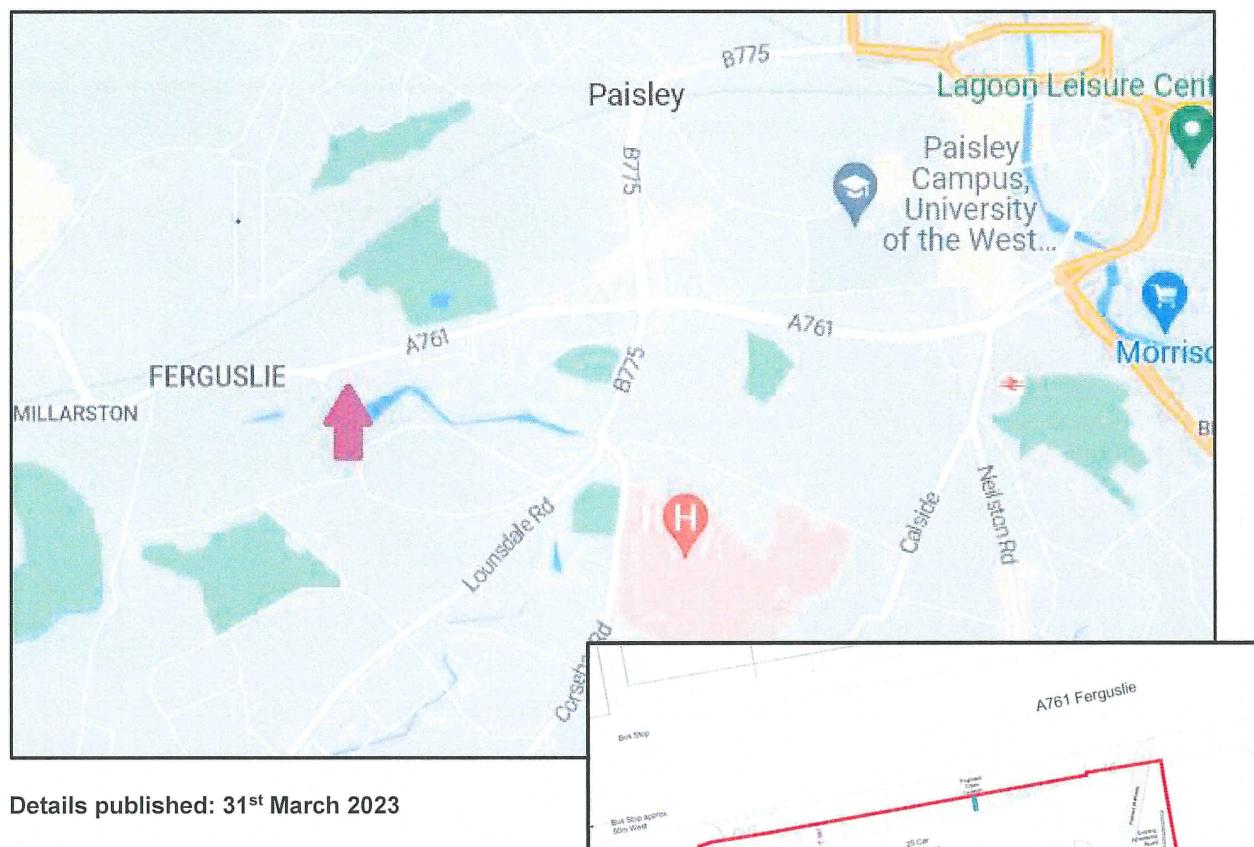
To comply with Money Laundering Regulations we are legally required to undertake due diligence on prospective purchasers/tenants which will at a minimum include proof of identity/address and funding. Applicable documentation will therefore be required on agreement of Heads of Terms.

Viewing/Further Information

Strictly by appointment through the sole letting agent:

Contact: Graham Figes / Colette Brough
Email: graham@wbf.co.uk / colette@wbf.co.uk

Location Plan



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 Figes 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 Figes 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.