

## WELL LET RETAIL INVESTMENT

**46 HIGH STREET  
JOHNSTONE  
PA5 8AN**

### Location

Johnstone is the principal town within Renfrewshire having a population of circa 16,500 persons and benefiting from good transport links with the A737 providing access to Paisley, Glasgow and beyond, whilst the town itself also benefits from excellent railway links.

The unit occupies a 100% position within the High Street, with adjacent retailers being Poundland and Cheque Centre.

### Accommodation

Following on from our measured inspection we would confirm the unit extends to the following areas and dimensions;

Gross Frontage:	15' 10"	(4.82 m)
Net Frontage:	13' 11"	(4.24 m)
NIA:	763 ft <sup>2</sup>	(70.88 m <sup>2</sup> )
ITZA:	564 units	

### Rateable Value

The property is entered in the Valuation Roll as follows:-

Description:	Shop
Rateable Value: ('23/'24):	£14,500

### Energy Performance Certificate

The property has an EPC rating of F+. A copy of the Certificate can be provided upon request.

### VAT

All terms are quoted net of VAT where applicable.



### Lease Terms

The property was originally held on a 20 year lease with effect from the 29<sup>th</sup> June 1998. However due to the level of trade the Tenant has recently re-gearred his lease.

The property is leased to Mr James Moorhead t/a Top Cards with effect from the 1<sup>st</sup> February 2014 expiring 31<sup>st</sup> January 2034 with no breaks. The rent is currently £19,000 per annum exclusive.

The rent falls to be reviewed on a 5 yearly basis and shall be reviewed to the higher of full market rent or 2% annual compound interest over the preceding 5 years.

### Investment Considerations

- 100% prime location
- Long established Tenant
- Guaranteed uplifts throughout the lease term

### Price

Offers in excess of £195,000 exclusive are sought for our client's feuhold interest.



### Money Laundering Regulations

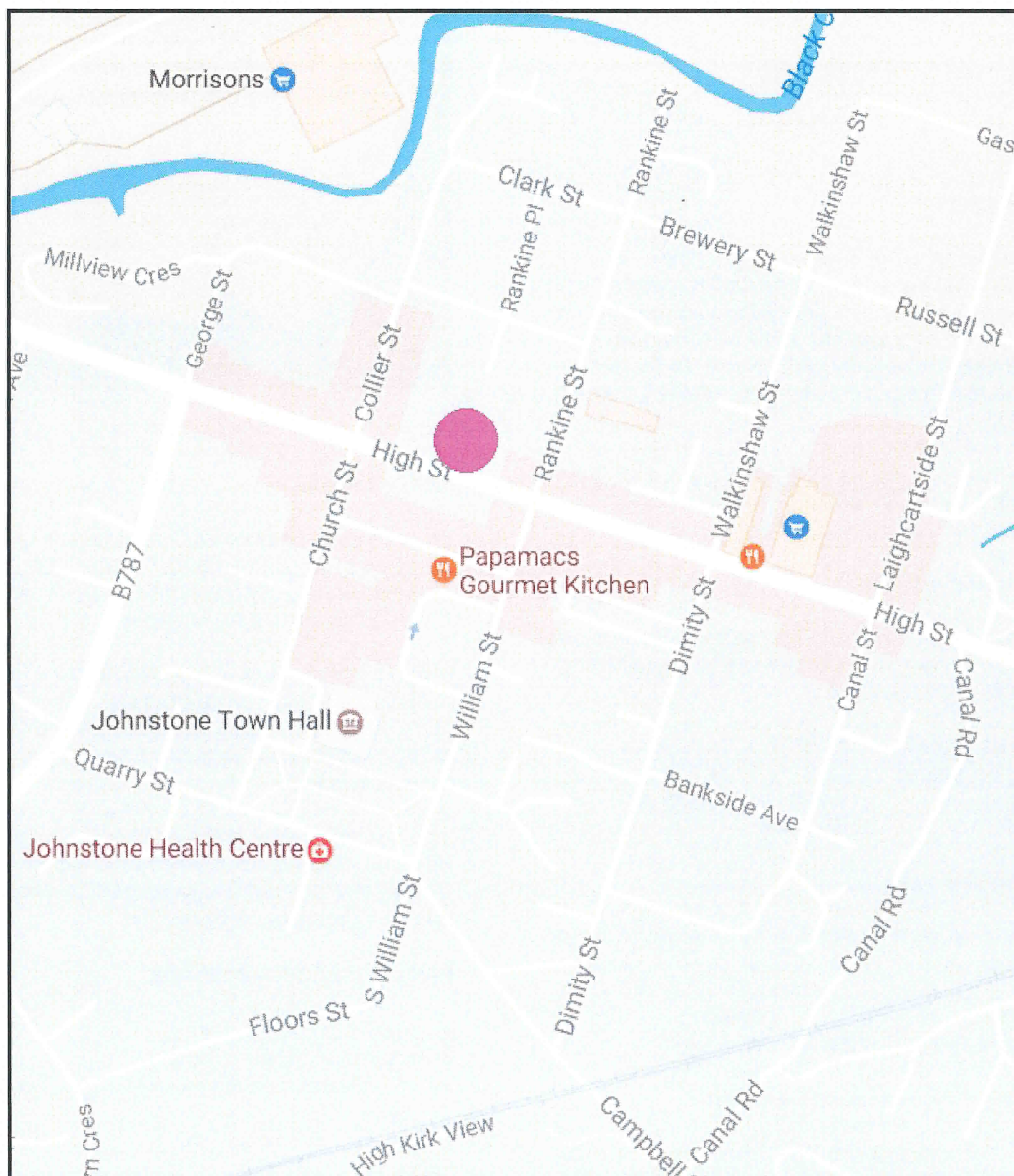
To comply with Money Laundering Regulations we are legally required to undertake due diligence on prospective purchasers/tenants which will at a minimum include proof of identity/address and funding. Applicable documentation will therefore be required on agreement of Heads of Terms.

### Viewing/Further Information

Strictly through the sole agents.

Whitelaw Baikie Figes: Tel: 0141 221 6161  
Contact: Gavin Anderson / [gavin@wbf.co.uk](mailto:gavin@wbf.co.uk)

### LOCATION PLAN



Publication updated: 11<sup>th</sup> 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 Figes for themselves and for the vendors or lessors of this property whose agents they are give notice that:

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