

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 ²	(70.88 m ²)
ITZA:	564 units	

Rateable Value

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

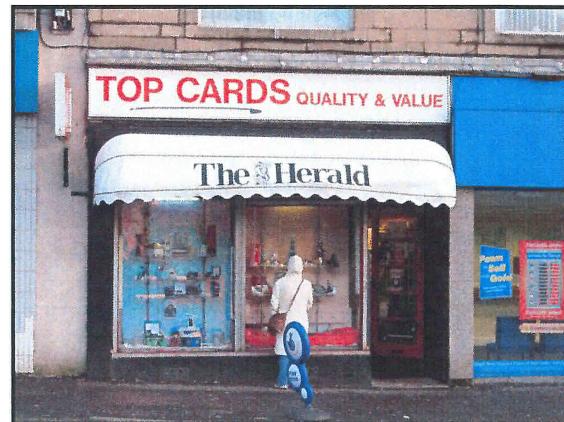
Description: Shop
Rateable Value: ('23/'24): £14,500

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 29th 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 1st February 2014 expiring 31st 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

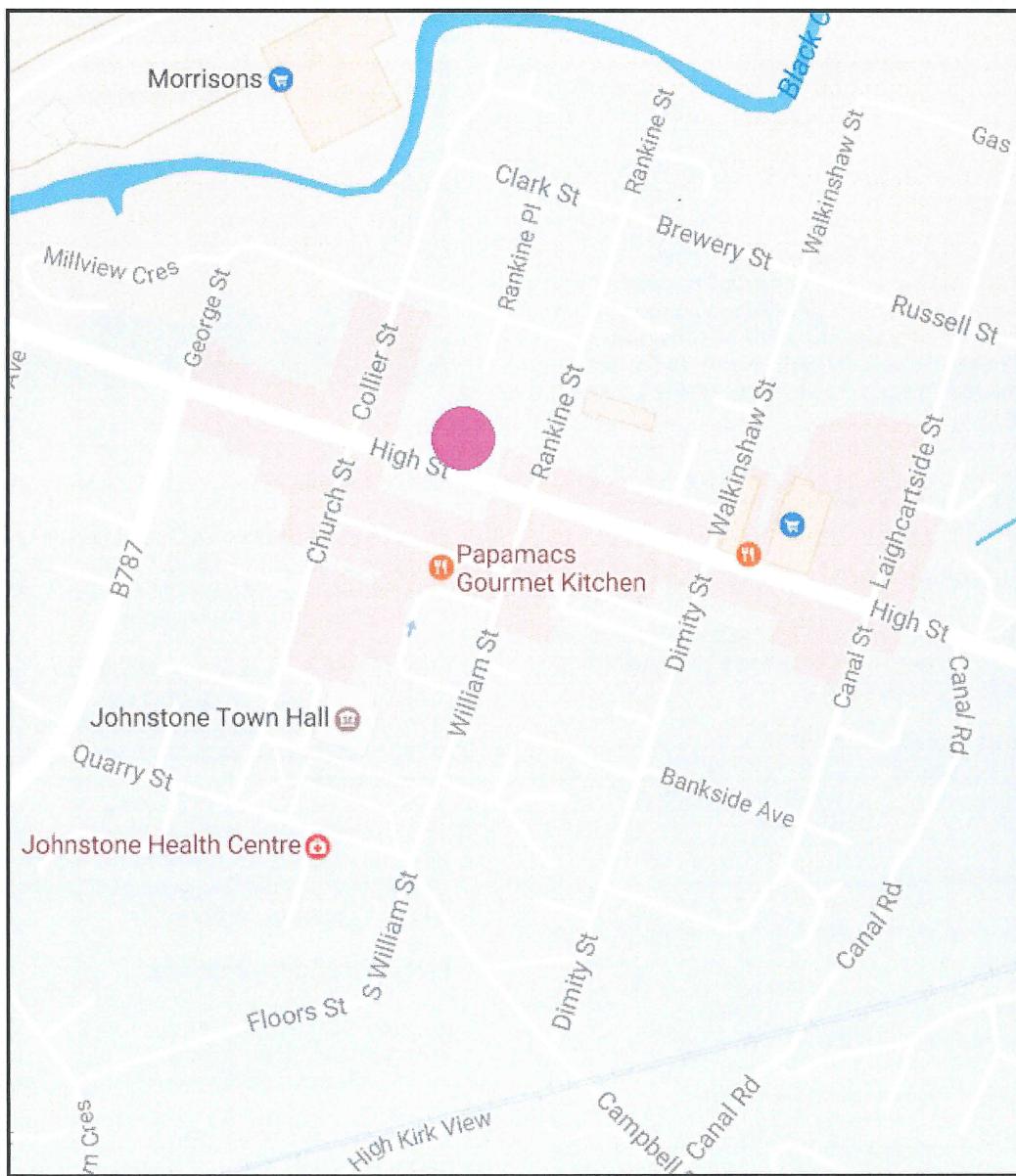
To comply with Money Laundering Regulations we are legally required to undertake due diligence on prospective purchasers/tenants which will at a minimum include proof of identity/address and funding. Applicable documentation will therefore be required on agreement of Heads of Terms.

Viewing/Further Information

Strictly through the sole agents.

Whitelaw Baikie Figes: Tel: 0141 221 6161
Contact: Gavin Anderson / gavin@wbf.co.uk

LOCATION PLAN



Publication 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 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.