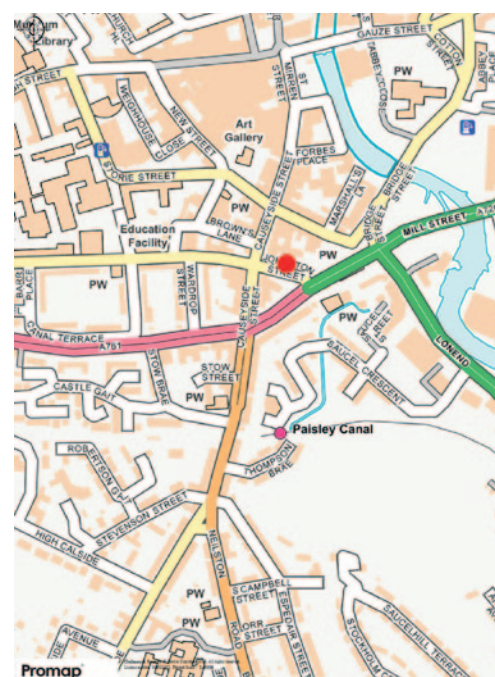




### 3 Johnston Street, Paisley, PA1 1XQ

- Located in Paisley town centre
- Single let retail investment
- 1 year and 11 months unexpired term with no breaks
- Passing rent of £6,670 p.a. (£18.58/sq.ft)
- Offers over £60,000 reflecting an attractive NIY of 11.07%



## LOCATION

The subjects are located on Johnston Street which is a busy link between George Street and Gordon Street in Paisley's town centre. The property also benefits from high levels of pedestrian and vehicle traffic.

The surrounding area has a high density of residential premises and is located in the heart of Paisley. The property is in close proximity to the University of the West of Scotland, Paisley Campus, which attracts a large student population. Surrounding occupiers are a good mix of retail and office premises which include local and national companies.

Paisley benefits from its close proximity to the M8 Motorway (Junction 27), providing access to the national road network. The area has excellent public transport links with Paisley Canal Railway Station and Paisley Gilmour Street Railway Station as well as numerous bus stops in close proximity to the subjects.

## DESCRIPTION

The subjects comprise a ground floor retail unit contained within a larger four storey traditional sandstone building.

Internally the subjects comprise a small electrical shop fit out.

## ACCOMMODATION

We have not been able to access the property however according to the Scottish Assessors Association, we understand the approximate gross internal areas to be:

Ground Floor: 33.38 sq. m. (359 sq. ft.)

## LEASE TERM

The subjects are leased on a Full Repairing and Insuring terms from 30th April 2014 until **29th April 2020** at a passing rental of **£6,670 p.a.**

## PROPOSAL

Offers in excess of **£60,000** are sought reflecting a Net Initial Yield of 11.07% assuming standard purchaser's costs of 1.8%.

## RATING ASSESSMENT

We understand that the premises have the following rateable value assessment: -

Shop - £3,800.

## VAT

Unless otherwise stated all figures, prices, etc., are quoted exclusive of VAT.

## LEGAL COSTS

Each party will bear their own legal costs in respect of any transaction of this site, however for the avoidance of doubt the purchaser will be responsible for LBTT, Extract copies and VAT thereon.

## ENERGY PERFORMANCE CERTIFICATE

An EPC will be provided to the purchaser ahead of the conclusion of missives.

## VIEWING & FURTHER INFORMATION

Strictly by appointment through:

Graham + Sibbald:  
233 St Vincent  
Glasgow  
G2 5QY

## To arrange a viewing contact:



**Tony Barclay**  
Agent  
tony.barclay@g-s.co.uk  
0141 567 5391



**Mark Gillies**  
Associate  
mark.Gillies@g-s.co.uk  
07787 291 149

---

## IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: May 2018