



10-12 High Street, Paisley, PA1 2BS

City Centre Location

- Prime Location
- 675sq ft
- Let to: Michelle United
- Passing Rent: £16,000p.a.x.
- Expiry 14th April 2033
- Price: o/o £155,000

LOCATION

The property is situated on the south side of High Street on a busy thoroughfare and vehicular system through the town. University of the West of Scotland lies nearby, with the Paisley Museum & Art Gallery located close to the property. The University of the West of Scotland (UWS), West College Scotland, Renfrewshire Council HQ and the main courts are all within a short walking distance and the immediate area, including the former Paisley Shopping Centre, is subject to regeneration and repurposing into a mixed-use commercial, residential and student accommodation area.

PROPERTY

The property comprises a ground & mezz floor retailing space within a larger sandstone tenemental building. The property offers a single frontage with open plan retailing space with partitioned w.c and tea prep to the rear. The property benefits from a mezzanine level used for ancillary storage.

AREA

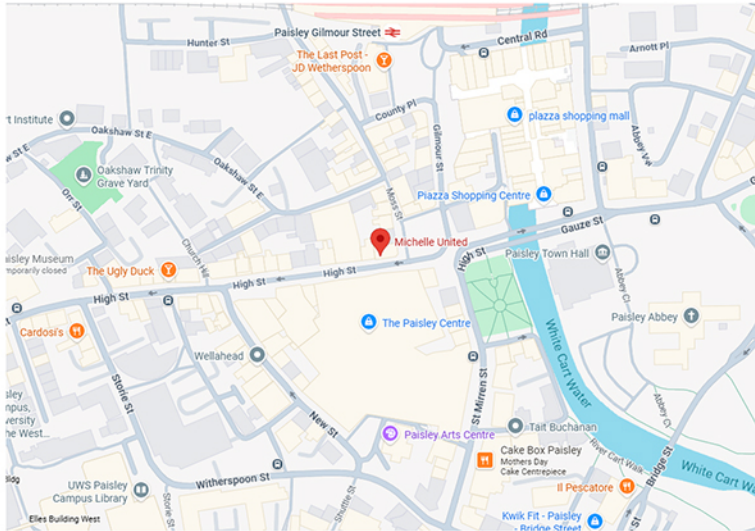
Ground: 52.49sqm (565sq ft)
Mezz: 10.21sqm (110sq ft)
Total: 62.70sqm (675sq ft)

Lease Summary

The property is held on a full repairing and insuring head lease on the following terms;

Tenant: Michelle United Ltd
Expiry: 14th April 2033
Passing Rent: £16,000p.a.x.
Review: April 2028

Use: The property is utilised as a hair salon, the tenant has been in situ since April 2008



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SALE

Our client is disposing of their freehold interest for o/o £155,000

V.A.T

We have been advised the property is elected for V.A.T. The transaction will be treated as a Transfer of a Going Concern (ToGC)

E.P.C

Available on request

TITLE & LEASE

Available on request

VIEWING

Whilst it is a good idea to visit a property investment that is being marketed for sale as a customer before making a formal viewing, it is vitally important that such visits are carried out confidentially and that no approach is made to the staff, operators or customers of the business.

Many investments are being marketed confidentially and the staff and locals may not know that the property is on the market, therefore a casual approach can adversely affect the business

LEGAL

Each party shall bear their own legal costs incurred in the transaction

TSA Property Consultants

162 Buchanan Street
Glasgow, G1 2LL

Jas - 07810 717229 (jas@tsapc.co.uk)

Will - 07581 396092 (will@tsapc.co.uk)

General - 0141 237 4324 (info@tsapc.co.uk)

Anti-Money Laundering

In order to comply with anti-money laundering legislation, the successful purchaser / tenant will be required to provide certain identification documents.

The required documents will be confirmed to and requested at the relevant time

Property Misdescription Act 1991:

The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change out with our control. When we are advised of any change we will inform all enquiries at the earliest opportunity.