

TO LET RETAIL

Asset & Estates Team
Chief Executive's
Service Renfrewshire
Council
Cotton Street, Paisley, PA1
1WB



Retail Unit

71/1 & 2 High Street
Johnstone
PA5 8QG

Rent – Offers in the region of £9,000 per annum.

GIA: 103 sq.m (1108 sq.ft) or thereby

Reduced Area: 90 sq.m (969 sq.ft) or thereby

For further information or to arrange a viewing:



07811 056 721



anne.wilson@renfrewshire.gov.uk



These particulars are for information only and the accuracy is not warranted or guaranteed by Renfrewshire Council. Interested parties should not rely on the information within these particulars but should satisfy themselves by inspecting the property. These particulars are not intended to, nor shall they form any legally enforceable contract. Date of publication: August 2024.

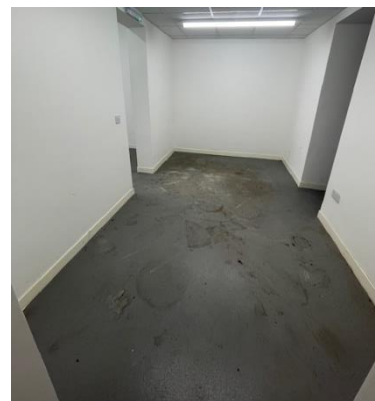
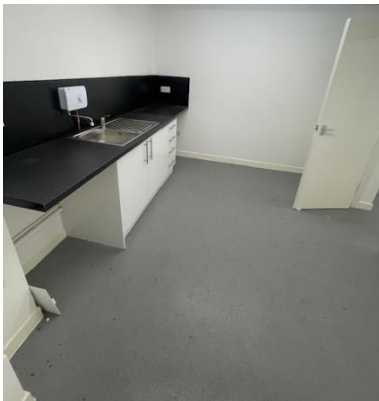
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Location

The town of Johnstone with a population of approximately 16,000 is located 3 miles west of Paisley and 12 miles west of Glasgow. The town benefits from good transport links and is also well located in terms of access to the M8 motorway.

The property is located on the North end of High Street close to the intersection with George and MacDowall Street a main thoroughfare of Johnstone town centre. There is on street parking available at the front of the property.



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Description

The property is a ground floor single retail unit in a parade of shops with residential properties above. The main shop 71/1 has recently been refurbished and has freshly plastered and painted walls. The shop is mainly open plan with a new kitchen area and wc to the side. The unit next door is one room with no kitchen or wc. Would suit a variety of uses.

Floor Area

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and calculate the floor area to be as follows: -
Gross Internal Area: 103 sq.m / 1108 sq.ft or thereby
Reduced Area: 90 sq m / 969 sq.ft or thereby.

Lease Terms

The property is available to let on full repairing and insuring terms for a period to be agreed. Offers in the region of £9,000 per annum. VAT is not payable.

Rates

The Rateable Value is £3,700 & £1,200 as listed on the Scottish Assessors' Association website.

VAT

All rents, rates, etc. are quoted exclusive of Value Added Tax.

Energy Performance Certificate (EPC)

Energy Performance Rating **G**.

Town Planning

The subjects have planning permission for retail use.

Interested parties should consult with the planning team if they are concerned whether their intended use conforms to current planning policy.

Tel: 0300 300 0144

email dc@renfrewshire.gov.uk

Legal Costs

The ingoing tenant will be responsible for meeting the landlord's Legal and Estates fees in connection with the granting of the new lease including any Stamp Duty Land Tax and Registration Dues.

Viewing by appointment only with: -

Asset & Estates Team

Renfrewshire Council

07811056721

anne.wilson@renfrewshire.gov.uk

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