

# Culverwell

PROPERTY CONSULTANTS

## PRIVATE & CONFIDENTIAL DISPOSAL - STAFF UNAWARE LEASE FOR SALE PROMINENT RETAIL UNIT 44 HIGH STREET, JOHNSTONE, PA5 8AN

### LOCATION

Johnstone is located within Renfrewshire, approximately 12 miles west of Glasgow city centre. The A737 connects the town with the M8 at junction 29 which leads to the central Scotland motorway network and beyond.

The subjects occupy a prominent position on High Street, fronting Houston Square with nearby occupiers including Woolworths, Greggs, Instore, Boots and Dunfermline Building Society.

### DESCRIPTION

The subjects comprise a retail unit arranged over ground and first floors. We estimate that they provide the following approximate dimensions and areas:

Gross Frontage	19 ft	5.79 m
Net Frontage	18 ft 2 in	5.54 m
Internal Width	18 ft 3 in	5.58 m
Shop Depth	58 ft 2 in	17.73 m
Ground Floor Area	1,009 sq ft	93.72 sq m
First Floor Area	330 sq ft	30.69 sq m

### RATING

We have been advised by the Local Assessors Department that the subjects are entered in the Valuation Roll as follows:

Rateable Value	£17,000
Commercial Rate Poundage (exclusive of water and sewerage rates)	£0.426

### PLANNING

The subjects currently benefit from Class 1 (Retail) consent. Interested parties are advised to make their own enquiries directly with the local Planning Department in respect of alternative uses.



### RENT

The passing rent is £21,050 per annum, exclusive of VAT, payable quarterly in advance.

### LEASE TERMS

The property is held on a 20 year full repairing and insuring lease, expiring 28 November 2012. There are no further rent reviews.

### LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with this transaction. The ingoing tenant will be responsible for Stamp Duty Land Tax and any VAT incurred thereon.

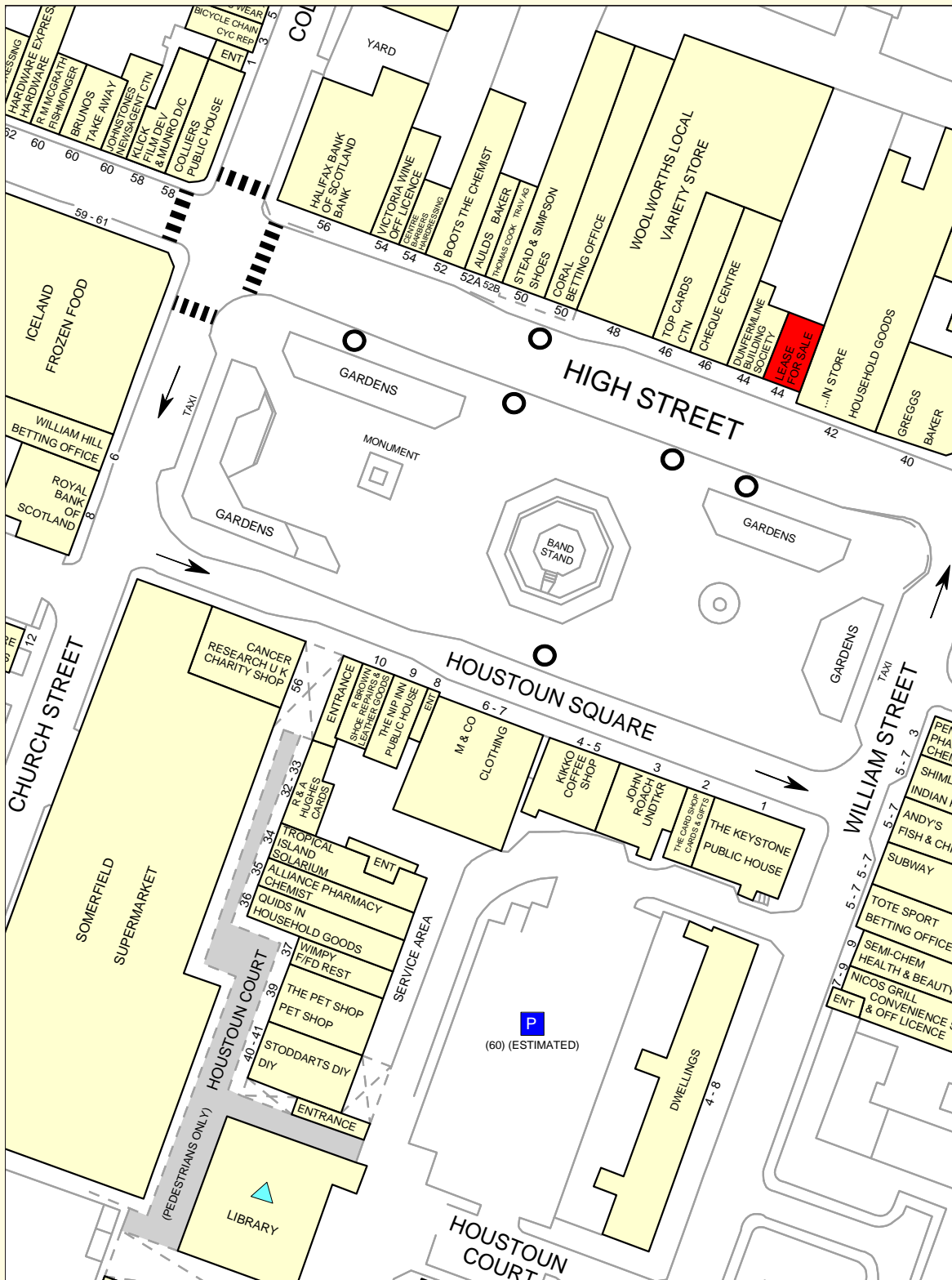
### ENTRY

By agreement.

### VIEWING AND FURTHER INFORMATION

Strictly by appointment through the sole letting agents:

Contact: David O'Shea  
Tel: 0141 248 6611  
Email: [david.oshea@culverwell.co.uk](mailto:david.oshea@culverwell.co.uk)



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January 2012

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