

Culverwell

PROPERTY CONSULTANTS

STRICTLY PRIVATE & CONFIDENTIAL DISPOSAL - STAFF UNAWARE LEASE AVAILABLE

PRIME RETAIL UNIT

UNIT 10, THE PAISLEY CENTRE, PAISLEY PA1 2AF

LOCATION

Paisley is Scotland's largest town and is situated approximately 10 miles west of Glasgow on the M8 motorway. The town has a resident population in the order of 100,000 and the catchment area is estimated to be in the region of 200,000 people.

The subjects occupy a prime location in the fully enclosed Paisley Centre with adjacent multiple retailers including Boots, Clinton Cards, Marks & Spencer, T Mobile and Card Factory.

DESCRIPTION

The subjects are arranged over ground and first floors and we estimate that they provide the following approximate dimensions and areas:

Gross Frontage	29 ft 11 in	9.12 m
Net Frontage	28 ft 7 in	8.71 m
Ground Floor	3,267 sq ft	303.5 sq m
First Floor	1,804 sq ft	167.6 sq m

RATING

We have been verbally advised by the local assessor's department that the subjects are entered into the valuation roll as follows:

Rateable Value	£122,500
Commercial Rate Poundage (exclusive of water and sewerage rates)	£0.433

PLANNING

The property currently benefits from Class 1 retail consent. Interested parties are advised to make their own enquiries directly with the local Planning Department.

RENT

The current passing rental is £132,000 per annum exclusive of VAT.

LEASE TERMS

The premises are held on a full repairing and insuring lease, expiring 1 February 2017. Rent reviews are 5 yearly with the next review due with effect from 1 February 2012.



INCENTIVES

Subject to status, incentives are available to the incoming tenant.

LEGAL COSTS

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

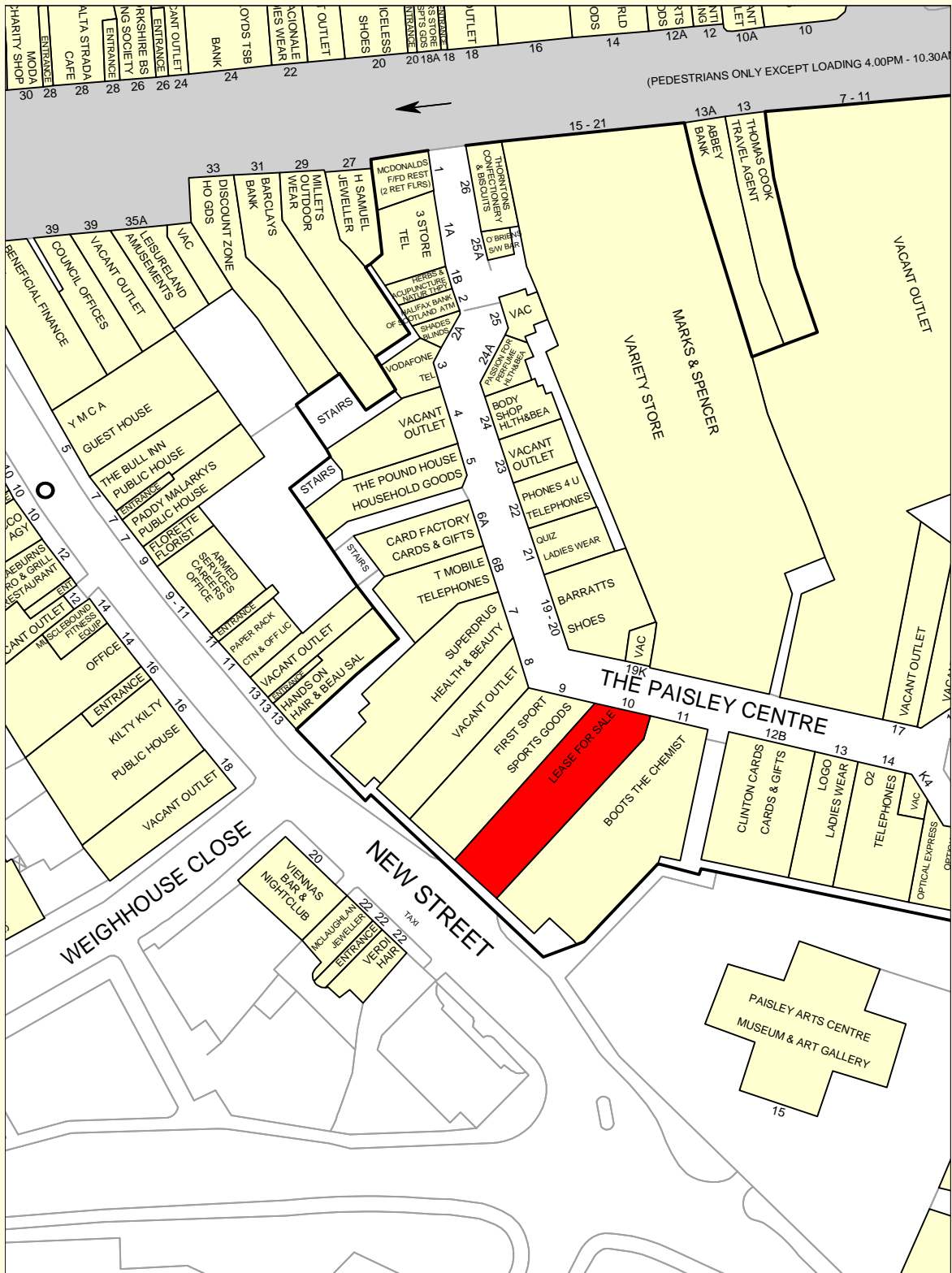
ENTRY

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



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January 2012

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