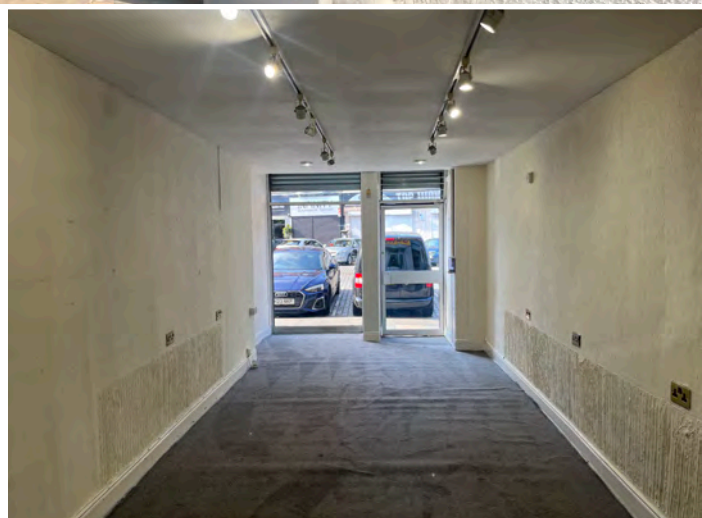




Tel. 0141 337 7575 X @Allied_Scotland
www.alliedsurveyorsscotland.com

**ALLIED
SURVEYORS
SCOTLAND**



TO LET / MAY SELL

3 Johnston Street, Paisley PA1 1XQ

- ✔ Established retail location with high traffic volume
- ✔ NIA – 30.90 sq m (333 sq ft)
- ✔ Good on street car parking
- ✔ Automated security shutter

Commercial Valuation | Agency | Investment Advice
Building Consultancy | Lease Renewals and Rent Review | Energy Reports



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LOCATION

The property is located on the north most side of Johnstone Street a short distance from its junction with Causeyside Street in the centre of Paisley. This is a reasonably busy trading location which offers good on street car parking. The subjects form part of a settled parade including uses such as beauty, food, dentistry and is anchored by Cancer Research on the corner of Johnstone Street and Causeyside Street.

DESCRIPTION

The property comprises a ground floor Class 1A retail premises with full height glazed display window and entrance door protected by an automated security roller shutter. This bright unit been recarpeted and offers a clean regular shaped retail area with a good sized kitchen and toilet to the rear. The unit is contained within a well presented four storey tenement building with residential dwellings occupying the upper floors.

FLOOR AREA

We have calculated the net internal floor area of the property at 30.90 sq. m. (333 sq. ft.) or thereby.

RENT

Our client is seeking a rent of £8,000 per annum on full repairing and insuring terms for a period to be agreed.

VIEWING AND FURTHER INFORMATION

By appointment through the sole letting/selling agent, Allied Surveyors Scotland Ltd

Gregor Hinks | Tel. 0141 337 7575
gregor.hinks@alliedsurveyorsscotland.com

Grant Strang | Tel. 0141 337 7575
grant.strang@alliedsurveyorsscotland.com

PRICE

Our client may consider a sale. Offers are invited.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate: Band G

OFFERS

In the normal Scottish form addressed to this office.

ACQUISITION COSTS

Each party shall be responsible for their own legal costs incurred in connection with the eventual tenant liable for any Land Building and Transaction Tax (LBTT) and VAT thereon.

DATE OF ENTRY

To be mutually agreed.

ANTI-MONEY LAUNDERING

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/ occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before any transaction can proceed.

