

TO LET RETAIL

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



Retail Unit

Unit E&F
Floors Street
Johnstone
PA5 8PE

Rent - £8,000 per annum.

GIA: 94 sq.m (1,011 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: December 2023.

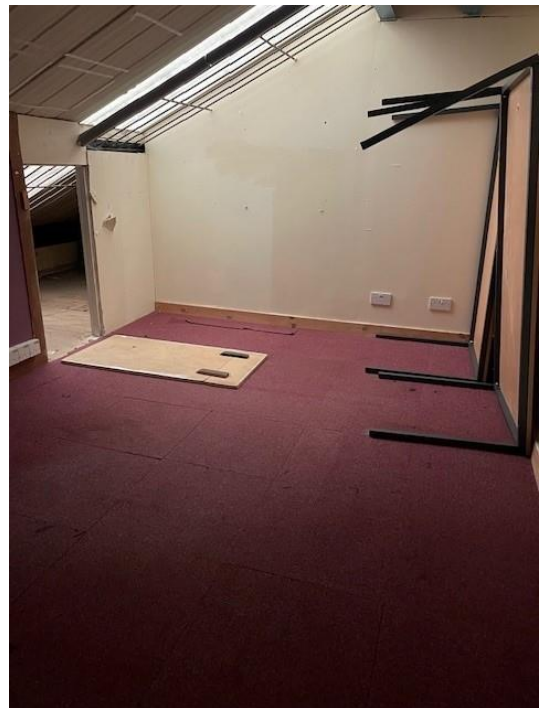
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Johnstone
PA5 8PE



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 Floors Street in a small industrial estate of units owned by Renfrewshire Council with a variety of tenants. Floors Street is located South of High Street. There is parking within the estate.



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Description

The property is a ground floor double industrial unit. Unit E is current split into 2 rooms with stairs that access a mezzanine storage area. Unit F is open plan with a large kitchen. There are toilets and storage in the centre of the units. Can be adapted to 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: 94 sq.m / 1,011 sq.ft.

Lease Terms

The property is available to let on full repairing and insuring terms for a period to be agreed. Offers in excess of £8,000 per annum. VAT is not payable.

Rates

The Rateable Value is £7,600 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 **To Be Confirmed.**

Town Planning

The property has Class 4 (Business), 5 (General industrial) and 6 (Storage or distribution) use consent in terms of the Town and Country Planning (General Permitted Development and Use Classes) (Scotland) Miscellaneous Amendment Order 2023 but may be suitable for alternative uses subject to obtaining all necessary planning consents.

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: -

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Renfrewshire Council
07811056721

anne.wilson@renfrewshire.gov.uk

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