

TO LET

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



## **Fully Refurbished Retail Unit**

34 Houstoun Court  
Johnstone  
PA5 8DL

Rent – £11,000.

NIA: 78 sq.m (840 sq.ft) or  
thereby

Reduced Area: 62 sq.m  
(667 sq.ft) or thereby

For further information or to  
arrange a viewing:



**07811 056 721**



**[anne.wilson@renfrewshire.gov.uk](mailto: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: January 2024.

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Johnstone  
PA5 8DL



## 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 in Houstoun Court off High Street close to Johnstone Townhall. There is parking to the rear of the property.



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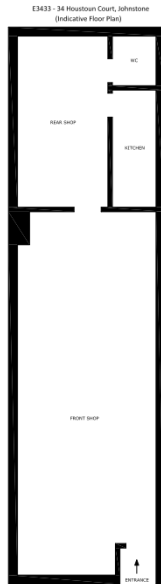
## Description

The property is a ground floor fully refurbished retail unit in a parade of shops. The property has large, double-glazed windows protected externally by an electric roller shutter. The open plan retail area has new vinyl floor coverings and newly painted plaster walls. The property is fitted with ample electric storage heaters. To the rear there is a storage area with access to a wc, kitchen and back entrance, also fitted with an electric roller shutter.

## 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: -

Net Internal Area: 81 sq.m / 872 sq.ft or thereby  
Reduced Area: 62 sq m / 667 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 over £11,000 per annum. VAT is not payable.

## Rates

The Rateable Value is £8,000 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 added.

## Town Planning

The subjects have planning permission for retail.

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](mailto:dc@renfrewshire.gov.uk)

## Legal Costs

The incoming 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: -

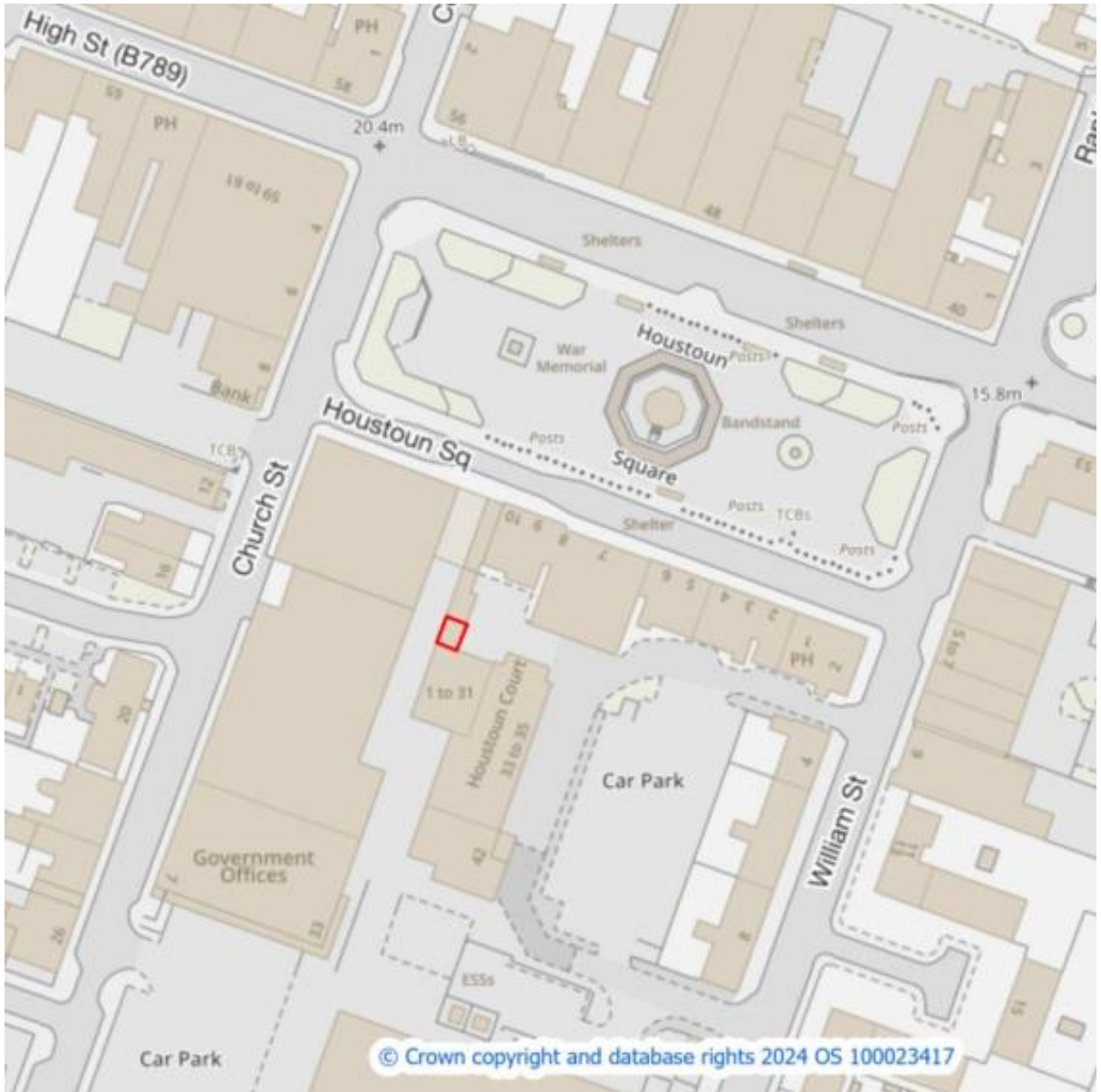
Asset & Estates Team

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