

TO LET RETAIL

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



38-40 MacDowall Street
Johnstone
PA5 8QL

Rent - £7,000 per annum

NIA: 53 sq.m (570 sq.ft) or
thereby

Reduced Area: 45 sq.m
(580 sq.ft) or thereby

For further information or to arrange a
viewing: :



07811 056 721



anne.wilson@renfrewshire.gov.uk

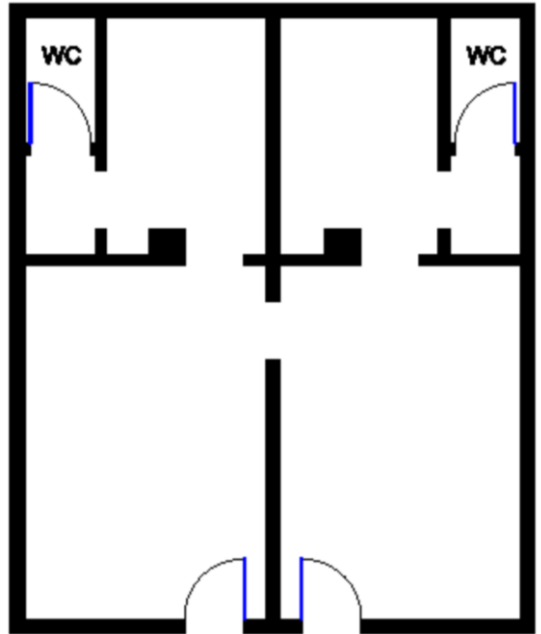


Location

The town of Johnstone with a population of approximately 16,000 is located in west central Scotland approximately 13 miles west of Glasgow and 3 miles west of Paisley. 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 MacDowall Street which is on the periphery of Johnstone town centre. There is on street parking available at the front of the property.

38-40 MacDowall Street
Johnstone
PA5 8QL



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: November 2022.

Description

The property is a ground floor double retail unit centrally situated within a parade of 6 shops with residential properties above. The property has large single glazed windows providing good retail frontage and is protected externally by an electric roller shutter. The open plan retail area has new vinyl floor coverings and newly painted plaster walls. The retail area benefits from high ceilings with a mixture of suspended strip lighting and spot lighting. There is a kitchen at the rear of the property which has recently been refurbished to include new kitchen units and splashbacks. There are two toilets also located at the rear of the property.

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: 53 sq.m / 570 sq.ft or thereby
Reduced Area: 45 sq m / 480 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 in excess of £7,000 per annum. VAT is not payable.

Rates

The Rateable Value is £5,000 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 G

Town Planning

The subjects have planning permission for retail use.

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 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
Renfrewshire Council
07811056721
anne.wilson@renfrewshire.gov.uk

