

Paisley 16 Moss Street Renfrewshire PA1 1BL

- Well Located Heritable Shop Investment
- Let to Greggs plc
- Tenant has been in occupation since 1973
- Busy town centre location
- VAT is not applicable
- Reversion December 2018
- Current Rent Reserved
£25,100 pa

**SIX WEEK COMPLETION
AVAILABLE**



Tenure

Heritable.

Location

The Scottish town of Paisley lies about 10 miles west of Glasgow and can be accessed via the M8 Motorway (Junctions 28 or 29) or M77 Motorway (Junction 3).

The property is situated in the town centre, on the east side of Moss Street, close to the junction with School Wynd.

Occupiers close by include Betfred, Bank of Scotland, Timpson, Ramsdens, Cheque Centre, Thomson Travel, Admirals Amusements and a variety of local traders.

Description

The property is arranged on ground and one upper floor to provide a ground floor shop with staff facilities on the first floor.

The property provides the following accommodation and dimensions:

Gross Frontage	7.50 m	(24' 7")
Net Frontage	5.40 m	(17' 8")
Shop Depth	10.40 m	(34' 2")
Built Depth	13.30 m	(43' 8")
Ground Floor	82.50 sq m	(888 sq ft)
First Floor	29.40 sq m	(317 sq ft)
Total	111.90 sq m	(1,205 sq ft)

Tenancy

The property is at present let to GREGGS PLC for a term of 10 years from 1st November 1999 and renewed for a further 10 years expiring 31st December 2018 (by minute of Extension and Variation) at a current rent of £25,100 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

Tenant Information

We understand from the Seller that the Tenant has been in occupation since 1973.

No. of Branches: 1,671 nationwide.

Website Address: www.greggs.co.uk

For the year ended 3rd January 2015, Greggs plc reported a turnover of £803.961 million, a pre-tax profit of £49.743 million and a net worth of £241.982 million. (Source: riskdisk.com 16.09.2015.)

VAT

VAT is not applicable to this lot.

Documents

The legal pack will be available from the website www.alltop.co.uk

Energy Performance Certificate

For EPC Rating please see website.

