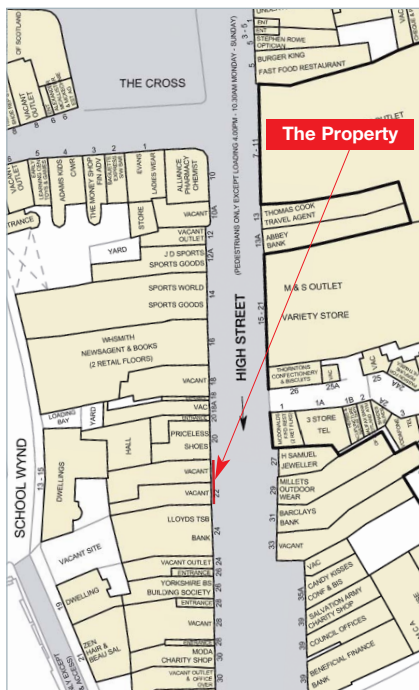


Paisley 22 & 22A High Street Renfrewshire PA1 2BS

- Heritable Shop Investment
- Let to Santander UK plc
- Lease expires 2018
- Rent Review 2013
- Current Rent Reserved
£138,000 pa



Tenure
Heritable.

Location

Paisley, with a population of some 75,000, is located approximately 7 miles west of Glasgow. The town is served by the M8 motorway (Junctions 27, 28 and 29). Glasgow Airport is about 2 miles to the north.

The property is situated in a Conservation Area on the north side of the pedestrianised part of High Street, opposite an entrance to the Paisley Centre.

Occupiers close by include W H Smith, JD Sports, Sports Direct, Lloyds Pharmacy, Lloyds TSB Bank, Marks & Spencer and H Samuel.

Description

The property is arranged on basement, ground and three upper floors and has been divided to comprise two shop units.

The property provides the following accommodation and dimensions:

Gross Frontage	6.1 m	(19' 11")
Net Frontage	5.6 m	(18' 4")
Shop and Built Depth	26.3 m	(86' 4")
Basement Store (Hatch Access)	39.6 sq m	(427 sq ft)
Gross Frontage	6.0 m	(19' 9")
Net Frontage	5.7 m	(18' 8")
Shop and Built Depth	15.6 m	(51' 4")
First Floor	209.0 sq m	(2,258 sq ft)
First Floor Rear Store	27.3 sq m	(294 sq ft)

Mezzanine	17.0 sq m	(183 sq ft)
Second Floor	83.5 sq m	(899 sq ft)
Third Floor	102.0 sq m	(1,099 sq ft)

Tenancy

The entire property is at present let to SANTANDER UK PLC for a term of 25 years from 28th May 1993 at a current rent of £138,000 per annum, exclusive of rates. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants. Santander UK plc are not in occupation of the property.

Tenant Information

For the year ended 31st December 2009 Santander UK plc reported a turnover of £8,764m, a pre-tax profit of £5,060m and a net worth of £1,690m. (Source: riskdisk.com 11.11.10.)

VAT

VAT is applicable to this lot.

Documents

The legal pack will be available from the Seller's Solicitors.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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