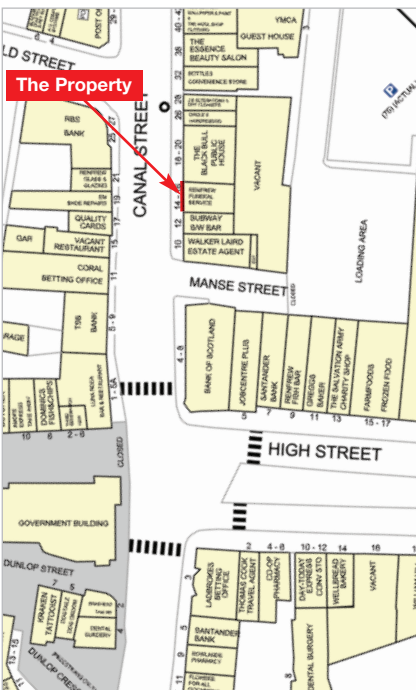


Renfrew 16 Canal Street Renfrewshire PA4 8QD

- **Heritable Funeral Parlour Investment**
- Let on 10 year lease until 2025 (no break)
- Tenant has been in occupation for over 10 years
- No VAT applicable
- Rent Review 2020
- Current Rent Reserved
£12,000 pa

**SIX WEEK COMPLETION
AVAILABLE**



Tenure

Heritable.

Location

Renfrew has a population of 20,764 and is located on the south side of the River Clyde, 5 miles west of Glasgow. The M8 Motorway is a short distance to the east of the town (Junctions 26 and 27) and Glasgow Airport is nearby.

The property is situated on the south side of Canal Street, between its junctions with Maise Street and Canal Lane.

Occupiers close by include Subway (adjacent), TSB, Coral, RBS, Bank of Scotland, Ladbrokes and the Post Office, amongst others.

Description

The property is arranged on ground floor only to provide a funeral parlour.

The property provides the following accommodation and dimensions:

Gross Frontage	6.0 m	(19' 8")
Net Frontage	5.2 m	(17' 1")
Shop Depth	11.5 m	(37' 8")
Built Depth	16.2 m	(53' 2")

Tenancy

The property is at present let to RENFREW FUNERAL SERVICES LTD for a term of 10 years from 20th October 2015 at a current rent of £12,000 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants. This is a lease renewal from a previous 10 year lease.

VAT

VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.