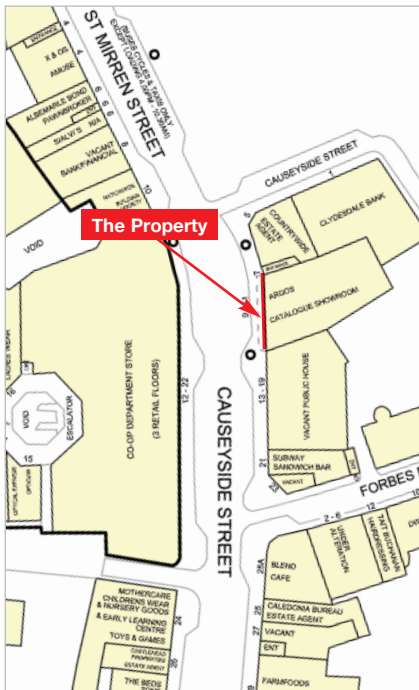


Paisley 9-11 Causeyside Street Renfrewshire PA1 1UW

- **Heritable Shop Investment**
- Well located in Paisley town centre
- Entirely let to Argos Limited until 2021 (No breaks)
- Tenant has been in occupation since 1986
- Current Rent Reserved

£60,000 pa

**SIX WEEK COMPLETION
AVAILABLE**



Tenure

Heritable.

Location

The town of Paisley lies about 8 miles west of Glasgow and is the administrative centre for the Renfrewshire Council area. The town is well connected by road, with the M8 Motorway (Junctions 28 and 29) and M77 Motorway (Junction 3) easily accessible. Glasgow Airport is situated to the north of the town.

The property is situated on the west side of Causeyside Street, between its junctions with Forbes Place and St Mirren Street and opposite The Paisley Shopping Centre within the heart of Paisley town centre. Paisley Gilmour Street Rail Station lies some 0.2 miles north of the property and provides regular services to Glasgow city centre taking approximately 15 minutes.

Occupiers close by include Countrywide Estate Agents (adjacent), Co-operative Department Store (opposite), Nationwide, Subway, Farmfoods, Bargain Buys and Thomas Cook, amongst others.

Description

The property is arranged on ground and two upper floors to provide a ground floor shop with ancillary accommodation above.

The property provides the following accommodation and dimensions:

Gross Frontage	17.90 m	(58' 8")
Net Frontage	14.00 m	(45' 11")
Shop Depth	29.45 m	(96' 7")
Built Depth	29.80 m	(97' 9")

Ground Floor	327.25 sq m	(3,522 sq ft)
First Floor	344.15 sq m	(3,704 sq ft)
Second Floor	172.05 sq m	(1,852 sq ft)
Total	843.45 sq m	(9,078 sq ft)

Tenancy

The entire property is at present let to ARGOS LIMITED for a term of 10 years from 23rd May 2011 at a current rent of £60,000 per annum. The lease contains full repairing and insuring covenants. We understand from our client that the tenant has been in occupation since 1986.

Tenant Information

No. of Branches: 837.

Website Address: www.argos.co.uk

For the year ended 27th February 2016, Argos Limited reported a turnover of £3,930,104,000, a pre-tax loss of £180,769,000, shareholders' funds of £913,551,000 and a net worth of £648,286,000. (Source Experian 11.04.2017.)

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

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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