



Tenure
Freehold.

Location

The Scottish 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 or 29) and M77 Motorway (Junction 3) easily accessible. Glasgow Airport is situated to the north of the town.

The property is situated fronting the north side of the pedestrianised section of High Street in the heart of the town.

Occupiers close by include Marks & Spencer (opposite), Sports Direct (adjacent), Santander, Thomas Cook, McDonald's, Thorntons, Dorothy Perkins/Burtons and Lloyds Pharmacy.

Description

The property is arranged on basement, ground and three upper floors to provide a ground floor shop with former sales accommodation to part first floor. The remainder of the upper floors provide office, storage and staff accommodation.

The property provides the following accommodation and dimensions:

Gross Frontage	12.50 m	(41' 0")
Net Frontage	11.06 m	(36' 3")
Shop Depth	46.69 m	(153' 1")
Built Depth	47.44 m	(154' 7")
Ground Floor	600.5 sq m	(6,465 sq ft)
First Floor	522.0 sq m	(5,616 sq ft)
Second Floor	584.0 sq m	(6,285 sq ft)

Third Floor	586.0 sq m	(6,312 sq ft)
Total	2,293.0 sq m	(24,678 sq ft)

Tenancy

The entire property is at present let to WH SMITH RETAIL HOLDINGS LTD for a term of 5 years from 11th August 2016 at a current rent of £40,000 per annum. The lease contains full repairing and insuring covenants.

Tenant Information

No. of Branches: 1,200.

Website Address: www.whsmith.co.uk

For the year ended 31st August 2015, WH Smith Retail Holding Ltd reported a turnover of £169.626m, a pre-tax profit of £62.392m, shareholders' funds and a net worth of £472.209m. (Source: riskdisk.com 02.09.2016.)

VAT

VAT is 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.

Paisley

16 High Street

Renfrewshire

PA1 2BS

- **Freehold Shop Investment**
- Let to WH Smith Retail Holdings Ltd
- New 5 year lease from 2016
- Pedestrianised town centre location opposite Marks & Spencer
- Reversion 2021
- Current Rent Reserved

£40,000 pa

SIX WEEK COMPLETION AVAILABLE

