



## PROMINENT TOWN CENTRE RETAIL/OFFICE UNIT

- > NIA 127.91 SQM (1,377 SQFT)
- > ATTRACTIVE FRONTAGE ON RANKINE STREET & HIGH STREET
- > CLASS 2 PLANNING CONSENT
- > SUITABLE FOR A VARIETY OF USES
- > RENTAL: £14,000 PER ANNUM

TO LET

**2 RANKINE STREET, JOHNSTONE, PA5 8BA**

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## LOCATION

Johnstone lies 2 miles West of Paisley and approximately 10 miles West of Glasgow city centre. The town of Johnstone has a resident population of approximately 16,500 people with a wider catchment of 250,000. The town is situated immediately adjacent to the A737, which connects directly to the M8. Additionally, the town benefits from excellent public transport links, with Johnstone train station and Houston Square bus terminal located within close proximity to the subjects.

The subjects are situated on the south side of Rankine Street, on the corner with High Street which is the main arterial route through Johnstone. High Street is occupied by a number of local and national occupiers such as Greggs Plc, Poundstretchers and Boots Pharmacy.

## DESCRIPTION

The subjects comprise the ground floor of a larger 3 storey building. The premises is laid out as former bank with an attractive return frontage on both Rankine Street and High Street. Internally the subjects are arranged to provide a main public service area to the front of the unit, with cellular office accommodation to the side. The rear of the unit consists of storage space alongside staff kitchen and w/c facilities. The premises would be suitable for alternative uses, subject to obtaining the appropriate planning consents

## RENTAL

Our client is inviting rental offer in the region of £14,000 per annum exclusive of VAT.

## Rating

The subjects are currently entered in the current valuation roll at £14,500. Please refer to the Scottish Assessors portal for further information [www.saa.gov.uk](http://www.saa.gov.uk).

The rate poundage for 2023/2024 is 49.8p to the pound.

## EPC

A copy of the Energy Performance Certificate can be provided to interested parties.

## LEGAL COSTS

Please note that each party will be responsible for their own legal costs relative to any letting or transaction.

## PLANNING

We understand that the premises currently benefit from Class 2 (Professional, Financial & Other Services) & Class 1 (Retail) planning consent. The premises would be suitable for alternative uses, subject to obtaining the appropriate planning consent.

## VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

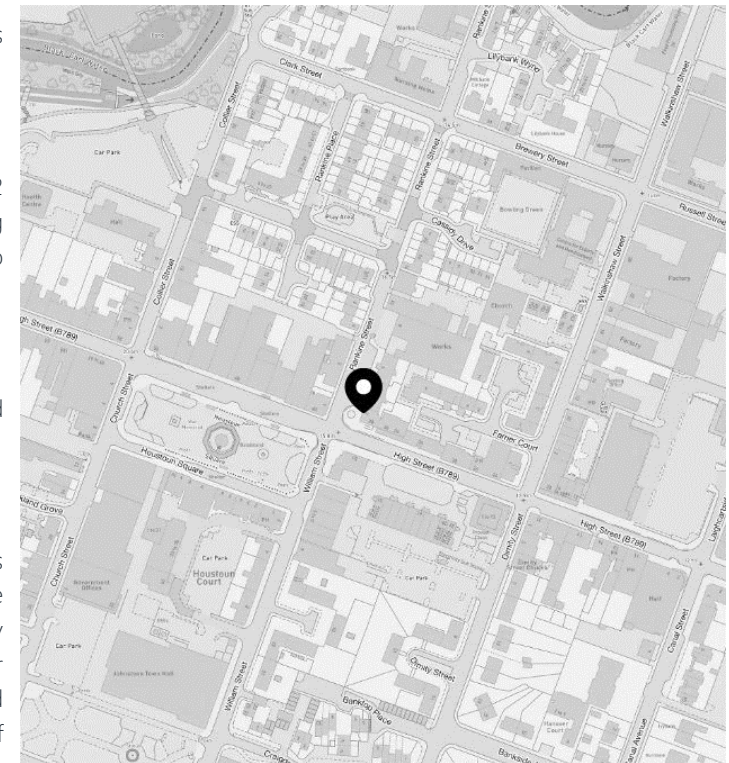
## ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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The below floor areas have been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6<sup>th</sup> Edition).

ACCOMMODATION	SQM	SQFT
Ground Floor	127.91	1,377
<b>TOTAL</b>	<b>127.91</b>	<b>1,377</b>



**For further information or viewing arrangements please contact the sole agents:**

**Shepherd Chartered Surveyors** 2<sup>nd</sup> Floor, Afton House, 26 West Nile Street, Glasgow, G1 2PF

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