

RETAIL UNIT

- > NIA: - **26.08 SQM (281 SQ FT)**
- > ESTABLISHED RETAIL LOCATION
- > FULLY REFURBISHED
- > ON-STREET CAR PARKING
- > HIGH LEVELS OF PASSING TRAFFIC & FOOTFALL
- > POTENTIAL FOR 100% RATES RELIEF
- > **RENTAL: OIEO £7,500 PER ANNUM**



TO LET

6 MACDOWALL STREET, JOHNSTONE, PA5 8QL

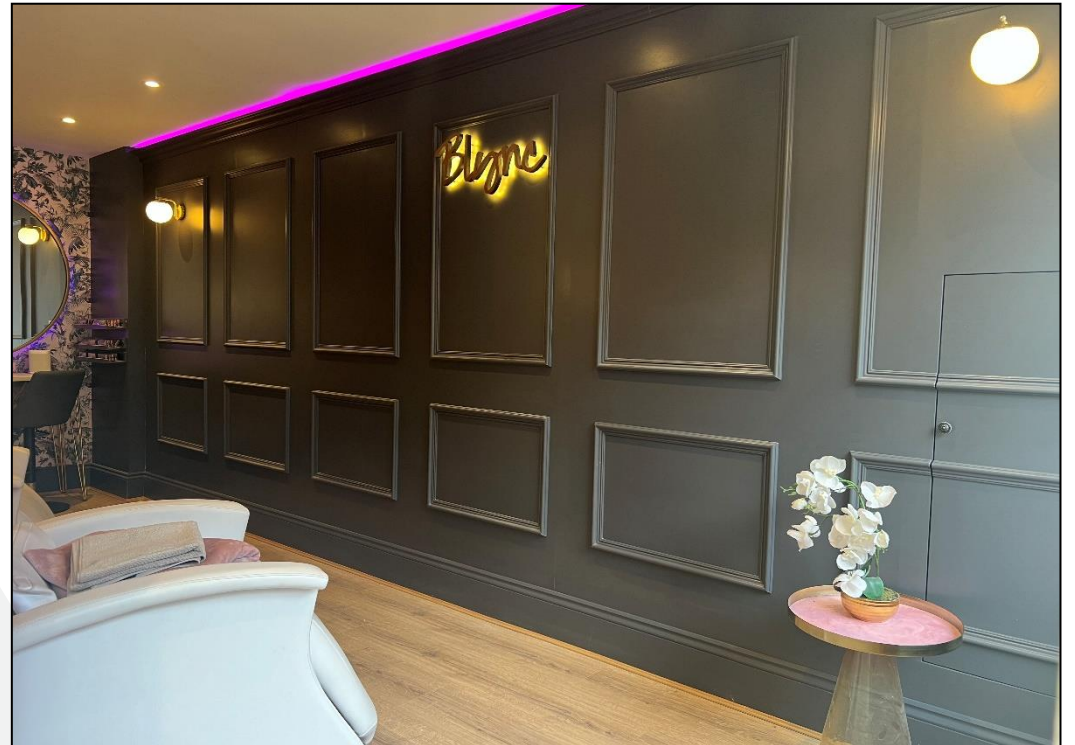
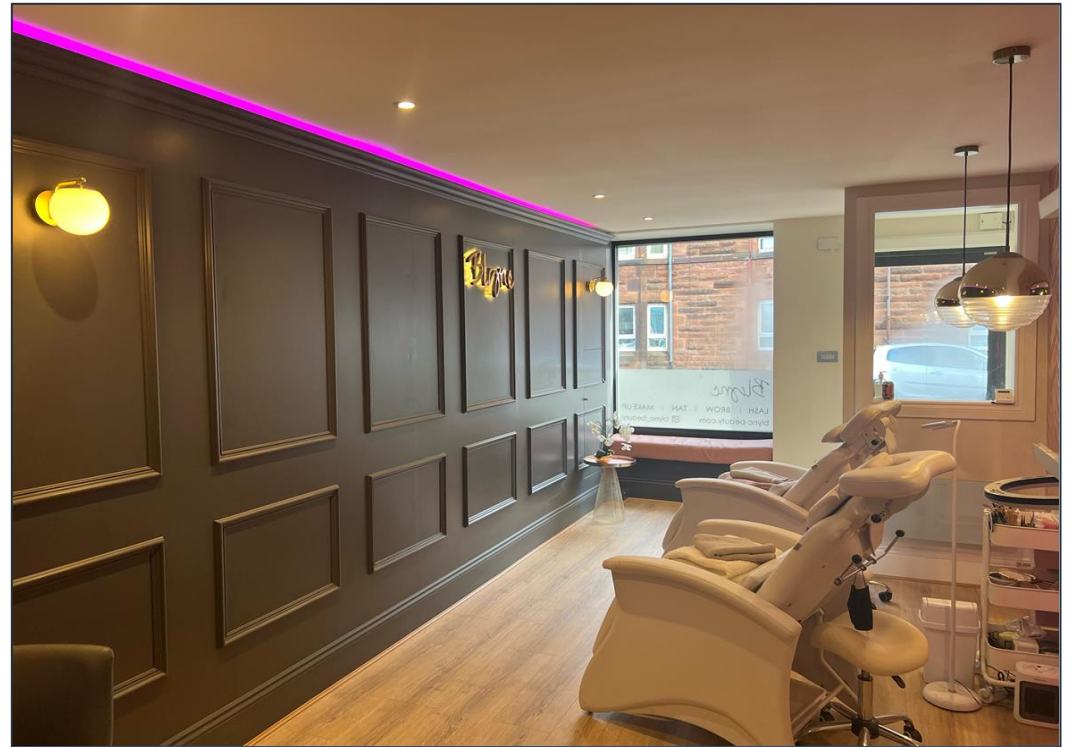
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LOCATION

The town of Johnstone lies approximately 15 miles to the southwest of Glasgow City Centre, and 5 miles to the west of Paisley, Scotland’s largest town. Johnstone has a resident population of approximately 16,625 persons (based on 2011 Census information) and provides many of the local services and amenities required by its residents. The town is accessible via the A737 which joins the M8 motorway at J29 providing access to Glasgow and the Central Scotland motorway network beyond.

More specifically the subjects occupy a prominent position on Macdowall Street, which carries a high volume of both vehicular and pedestrian passing traffic. Surrounding occupiers offer a mix of local and national retailers including M&D Green Pharmacy, Starbucks, Aldi and Home Bargains.

The subjects are well served with public transport links with numerous bus services and Johnstone Railway Station within a short walking distance.

DESCRIPTION

The property comprises a mid-terraced retail unit, forming part of a single storey retail parade. The property benefits from a large glazed double frontage, which allows a high degree of natural daylight into the premises and protected by way of steel roller shutter.

The property has recently undergone an extensive refurbishment allowing for a high quality, open plan sales area to the front, followed by W/C and staff welfare facilities to the rear.

RENTAL

Our client is seeking rental offers in excess of £7,500 per annum.

VAT

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

RATING

The subjects are currently entered in the current valuation roll at £2,500. As such, incoming occupiers may benefit from 100% rates relief via the small business bonus scheme.

Please refer to the Scottish Assessors portal for further information 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

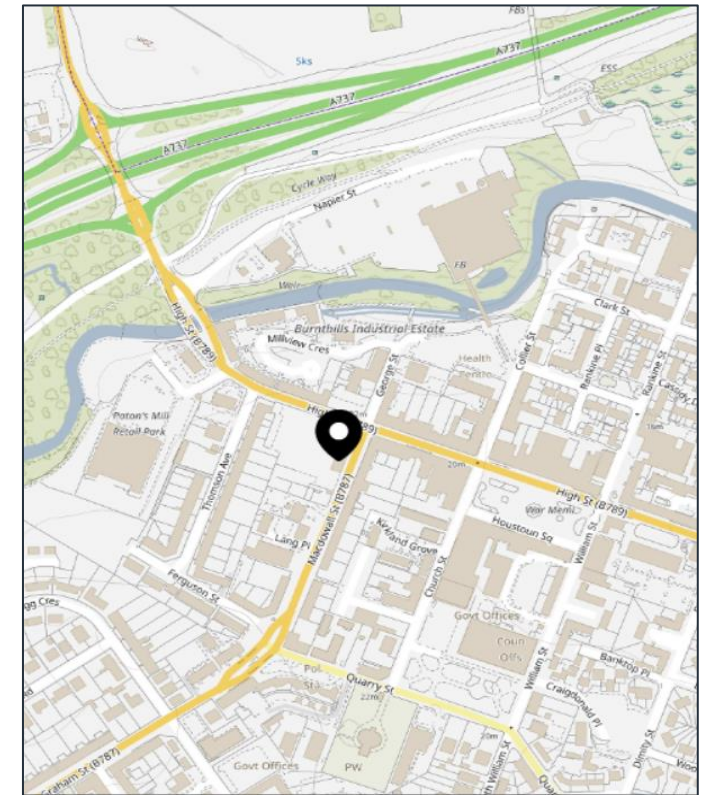
We understand that the premises currently benefit from Class 1A (Shops, financial, professional and other services) planning consent. The premises would be suitable for alternative uses, subject to obtaining the appropriate planning consent.

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.

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

ACCOMMODATION	SQM	SQFT
Ground Floor	26.08	281
TOTAL	26.08	281



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

Shepherd Chartered Surveyors 2nd Floor, Afton House, 26 West Nile Street, Glasgow, G1 2PF

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