



eric young & co

# Retail

■ experience ■ judgement ■ service ■

## TO LET

### Last Remaining Shop Unit

Unit 39 Piazza Shopping Centre  
Paisley PA1 1EL



#### LOCATION

Paisley is Scotland's largest town with a population of 85,000 and a catchment of over 1 million within a 70 mile radius. The property occupies an excellent location within the town's premier retail destination, Piazza Shopping Centre.

Occupiers within the centre include **M&Co, Perfect Home, Warren James, Ponden Home** and **Card Factory**. **Pep & Co** are opening in Summer 2015.

#### ACCOMMODATION

The unit is arranged over ground and basement levels and benefits from rear servicing. We calculate the unit extends to the following approximate net internal floor areas:

Ground Floor Sales	1,074 sq ft	(99.77 sq m)
Basement	720 sq ft	(66.88 sq m)

#### LEASE

The subjects are available on the basis of a new 10 year full repairing and insuring lease subject to 5 yearly rent reviews.

#### RENT

Offers of **£25,000 per annum** exclusive are invited.

#### SERVICE CHARGE

The current annual service charge is £9,823.

#### RATING

We have been verbally advised by the Rates Authority that the rateable value of the subjects with effect from 1 April 2010 is **£22,300**. (Each new occupier has the right of appeal against this figure).

Based on a rate poundage of 48.4p this rateable value will result in an estimated rates liability in financial year 2016/17 of **£10,793.20**.

#### ENERGY PERFORMANCE CERTIFICATE

EPC Rating = D+

#### DATE OF ENTRY

By arrangement.

#### LEGAL COSTS

Each party to be responsible for their own legal costs incurred during the transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land and Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

#### VIEWING

All viewings are strictly by prior arrangement with Eric Young & Co - 0131 226 2641.

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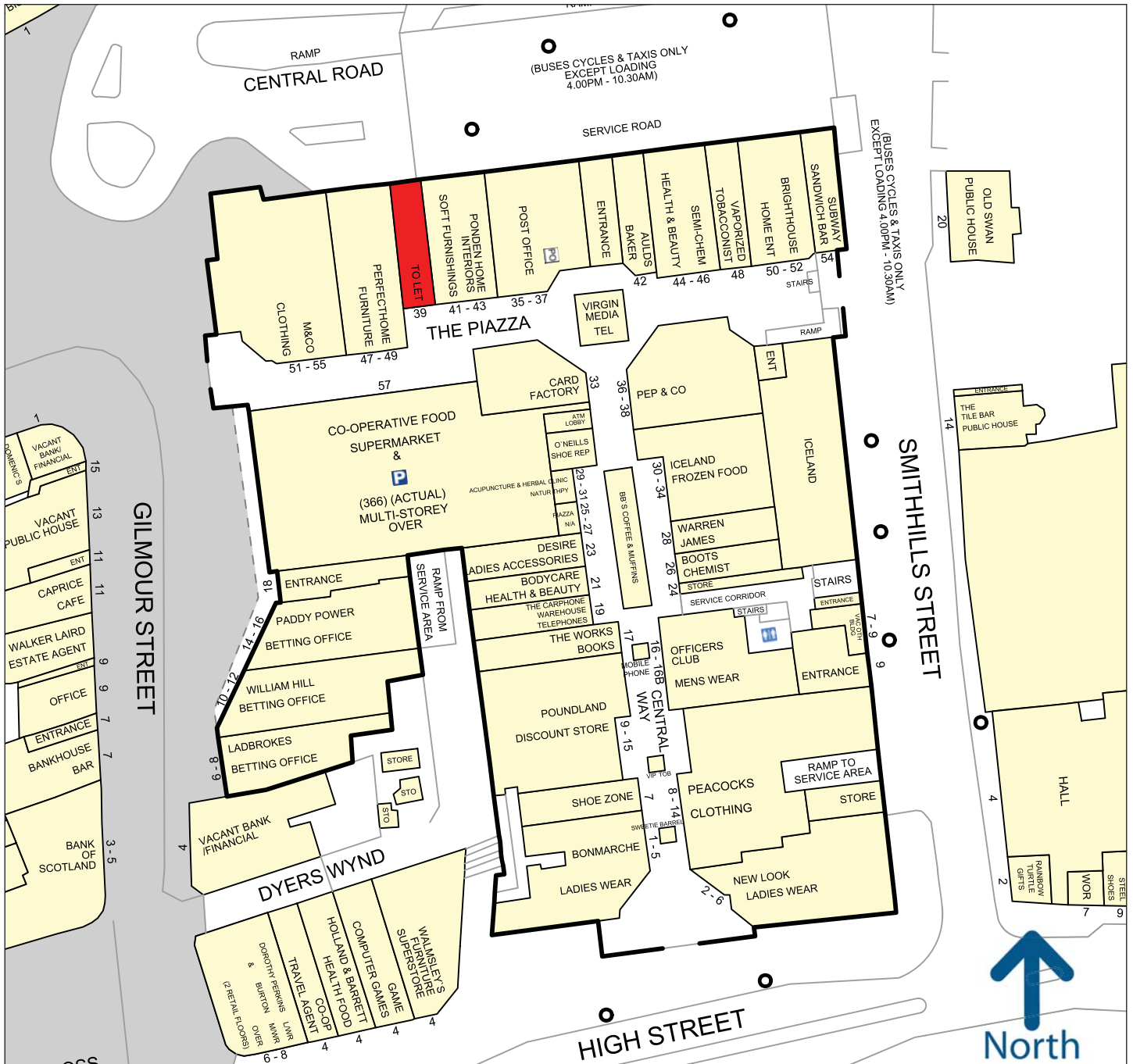
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KH/JF/PAS157

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