



eric young & co

Retail

■ experience ■ judgement ■ service ■

TO LET

4 unit scheme

Collier Street
Johnstone PA5 8AG

Hot food takeaway/retail development



LOCATION

Collier Street is located immediately north of Johnstone Town Centre within easy walking distance of the main retail thoroughfare. The site is situated immediately adjacent to one of the largest free car parks within the town centre, adjacent to the pedestrian link to Morrisons, the main supermarket within the town centre. The site is currently used for car parking with a tarmac finish. Access is taken directly from Collier Street.

ACCOMMODATION

The units proposed are arranged over ground floor and extend to the following approximate net internal floor areas:

Unit 1	969 sq ft	(90 sq m)
Unit 2	969 sq ft	(90 sq m)
Unit 3	969 sq ft	(90 sq m)
Unit 4	1,830 sq ft	(170 sq m)

LEASE

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

RENT/TERMS

FRI leases to be agreed. Quoting rents on application.

PLANNING

The development has planning consent from Renfrewshire Council to erect a single storey building comprising one Class 1 (retail) unit, one Class 3 (restaurant) unit, and two hot food units with assisted car parking as per the plan on Page 2 of these particulars.

RATING

The units will require to be assessed for rating purposes upon completion of the development and fitting out works.

ENERGY PERFORMANCE CERTIFICATE

To be assessed.

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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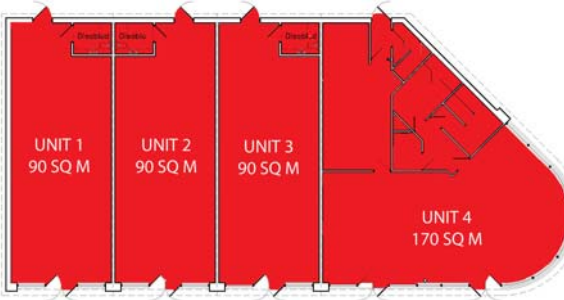
Agency ■ Rent Reviews ■ Asset Management ■ Rating ■ Investment ■ Development



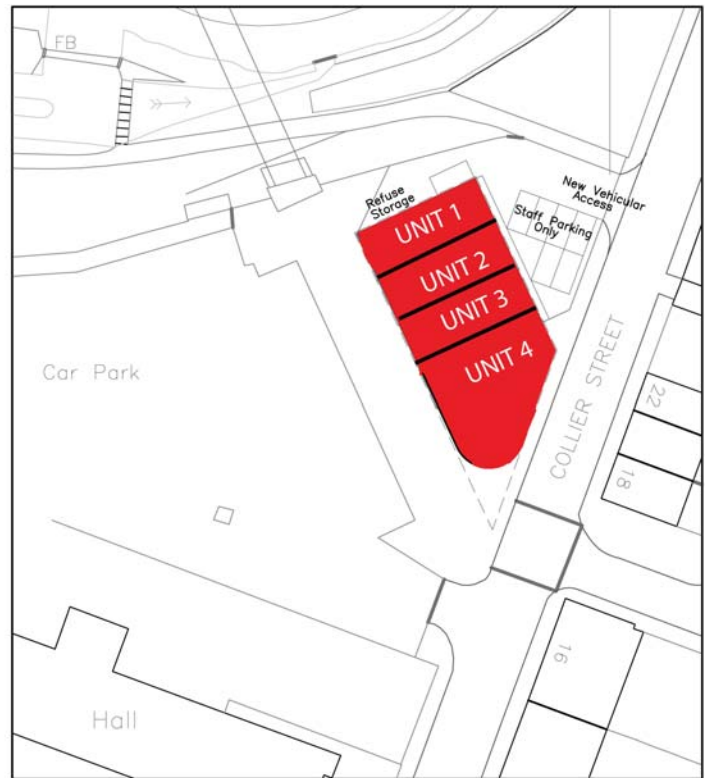
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PLAN AS PROPOSED



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EJL/JH/JOH16

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