

**FOR SALE  
RETAIL INVESTMENT**



**65 Causeyside Street  
Paisley  
PA1 1YT**

- let to a private individual on FRI terms
- passing rent of £6,000 per annum
- lease expiry in May 2019
- seeking offers of £50,000 / NIY 11.79%

# 65 CAUSEYSIDE STREET PAISLEY



GERALDEVE



© Crown Copyright 2011. Licence no 100020449. Not to scale



© Crown Copyright 2011. Licence no 100020449. Not to scale

## Location

The subjects are located within the heart of Paisley town centre on the east side of Causeyside Street just by its junction with Gordon Street and Canal Street. Causeyside Street is a main arterial route linking the south of Paisley with the town centre and as such benefits from high levels of pedestrian and vehicle traffic.

The subjects benefit from being in close proximity to public transport links with Paisley Canal Railway Station located a 5 minute walk away south and numerous bus services operating on Causeyside street itself.

## Description

The subjects comprise a mid-terraced retail unit arranged over ground floor and basement forming part of a larger tenement building.

Externally the subjects benefit from a single glazed shopfront with adjacent pedestrian access door both protected by a manually operated steel roller shutter. Internally the subjects provide well presented open-plan accommodation at both ground floor and basement level with a single WC and tea prep found to the rear of the ground floor.

On-street parking is available immediately in front of the subjects.

## Accommodation

We have measured the premises in accordance with the RICS Code of Measuring Practice (Sixth Edition) and calculate the following net internal area of;

	sq m	sq ft
Ground floor	27.20	293
Basement	29.75	320
<b>Total</b>	<b>56.95</b>	<b>613</b>

## Rateable Value

The property is entered in the current Valuation Roll with a Rateable Value of £5,100.

## Tenancy

Let to a private individual on FRI terms for a period of 5 years expiring May 2019 at a rental of £6,000 per annum. The tenant has since relocated in the town but is still paying the rent on time with evidence showing consistent rental payments available to seriously interested parties.

## Asking Terms

Offers over £50,000 are invited for the feuhold interest in the subjects with the benefit of the existing lease. This represents a net initial yield of 11.79% assuming purchasers costs of 1.8%.

## EPC

Available upon request.

## VAT

No VAT is applicable on the purchase price.

**Further Information** Via the sole agents, Gerald Eve LLP.

Gregor Brown  
gbrown@geraldeve.com  
Tel. 0141 227 2375



Conditions under which these particulars are issued

All details in these particulars are given in good faith, but Gerald Eve LLP for themselves and the Vendors/Lessors of this property for whom they act give notice that:-

1. These particulars do not and shall not constitute, in whole or in part, an offer or a contract or part thereof, and Gerald Eve LLP have no authority to make or enter into any such offer or contract.
2. All statements contained in these particulars are made without acceptance of any liability in negligence or otherwise by Gerald Eve LLP, for themselves or for the Vendors/Lessors.
3. None of the statements contained in these particulars is to be relied on as a statement or representation of fact or warranty on any matter whatsoever, and intending purchasers must satisfy themselves by whatever means as to the correctness of any statements made within these particulars.
4. The Vendors/Lessors do not make, give or imply, nor do Gerald Eve LLP or any person in their employment have any authority to make, give or imply, whether in these particulars or otherwise, any representation or warranty whatsoever in relation to the property.

The statement does not affect any potential liability under the Property Misdescriptions Act 1991. Particulars issued March 2018