



**PRIME RETAIL UNIT  
(CLASS 3 PLANNING  
APPLICATION SUBMITTED)**

- > NIA: 193 SQ M (2,078 SQ FT)
- > RARE LETTING OPPORTUNITY
- > SUITABLE FOR A VARIETY OF USES
- > PROMINENT CORNER LOCATION
- > DEDICATED CAR PARKING TO THE REAR
- > TAKE OUR VIDEO TOUR
- > RENT: £27,000 PER ANNUM

**TO LET**

**53 HIGH STREET, JOHNSTONE, PA5 8AJ**

**CONTACT:** Adam Honeyman MA (Hons) MRICS, [a.honeyman@shepherd.co.uk](mailto:a.honeyman@shepherd.co.uk), 0141 331 2807 , [www.shepherd.co.uk](http://www.shepherd.co.uk)



## 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 premises are located within the heart of the town centre, opposite the popular Houston Square on the corner of High Street and William Street. Commercial occupiers in the nearby vicinity include Greggs, Card Factory, Vaporized, Poundland, Salvation Army, Boots and TSB.

## DESCRIPTION

The subjects comprise a former bank premises with associated car parking facilities to the rear. The building is of traditional brick construction, surmounted with a mansard roof.

Internally, the subjects have been arranged to provide a main public service area to the front of the property whilst to the rear, the accommodation comprises an open plan office, two separate offices, strong room, male and female toilets and kitchenette facilities.

The premises would be suitable for alternative uses, subject to obtaining the appropriate planning consents.

## RENT

We are seeking an annual rent of **£27,000 per annum exclusive of VAT**.

## RATING

The subjects are entered in the current Valuation Roll with a rateable value of £25,500.

The rate poundage for 2021/2022 is £0.49 in the pound.

## EPC

This property has an EPC rating of 'F'. 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 planning consent. An application has been submitted by the landlord, for a change of use to Class 3 Takeaway (Sui Generis).

Further details can be found at: [www.renfrewshire.gov.uk](http://www.renfrewshire.gov.uk)

## VAT

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

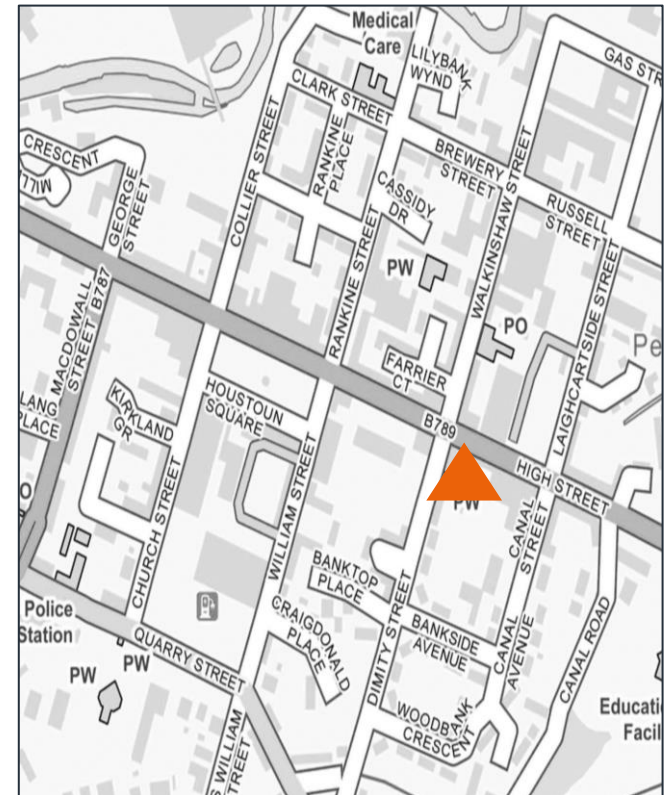
## ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26<sup>th</sup> 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.

## 53 HIGH STREET, JOHNSTONE, PA5 8AJ

ACCOMMODATION	SqM	SqFt
Ground Floor	193	2,078
<b>TOTAL</b>	<b>193</b>	<b>2,078</b>

The above measurements were taken on site and in accordance with the RICS code of measuring practice (6<sup>th</sup> edition).



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

**Shepherd Chartered Surveyors** 31 Byers Road, Glasgow G11 5RD, 0141 331 2807  
Adam Honeyman MA (Hons) MRICS, [a.honeyman@shepherd.co.uk](mailto:a.honeyman@shepherd.co.uk)

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