BRITTON PROPERTY

Investment For Sale

6 Glasgow Road
Paisley PA1 3QA



Attractive takeaway investment

Let on FRI lease to Glenshire Brands (1) t/a Pizza Hut

Rent: £25,000pa

Expiry: February 2041

Price: O/O £235,000

Location

Paisley is the largest town in Renfrewshire, located 8 miles west of Glasgow city centre The town is in close proximity to Junctions 28 and 29 of the M8 Motorway.

Paisley Canal Rail Station is 0.8 miles south from the property, providing services to Glasgow Central. The property is situated on the south side of Glasgow Road, close to its junction with Mill Street. Occupiers close by include residential and a variety of local businesses

Accommodation

The property comprises a ground floor commercial unit set within a larger mixed-use development. The property benefits from a prominent frontage with single entrance door leading to an open plan customer ordering/waiting area with kitchen area and to the rear forms store areas, office, tea prep and w.c facilities.

The premises extend to the following approximate areas:

Ground Floor: 1,033 sq ft / 96.00 sqm

Tenancy

The premises are let to Glenshire Brands (1) Ltd until February 2041 on a FRI lease with SOC at a passing rent of £25.000pa. There is a tenant only break option in February 2036. There are 5 yearly OMV rent reviews with capped 10% uplift.

Price

Offers over £235,000

EPC

On application

Legal Costs

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

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Viewing strictly by appointment with BRITTON PROPERTY -

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