Property for Auction in Scotland - [Print Version]

Lot : 36 Wellmeadow Street, Paisley, Renfrewshire PA1 2EG

Auction House Scotland

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Auction Date:	Start Time	Property Type:	*Guide Price
Thu 27/08/2026	14:00	Commercial	£175,000

Property Address: 36 Wellmeadow Street, Paisley, Renfrewshire PA1 2EG, PA1 2EG

Enjoy immediate rental income with this commercial investment in convenient Paisley town centre location. Situated on Wellmeadow Street, this ground floor premises extends to approximately 195 sq m and has been occupied by national bookmaker Ladbrokes for over 20 years. A new 10-year lease commencing 28 August 2026 (break option in 2031) will generate an annual rental income of £22,000, representing an outstanding 12.5% gross yield based on the guide price. Opportunities to acquire established commercial investments with a long-standing national covenant and double-digit returns are rare, making this an excellent addition to any investment portfolio. ** Note to Prospective Buyers: Any purchase made as a Transfer of a Going Concern (TOGC), offering a potential



VAT advantage, is subject to the purchaser meeting the relevant HMRC VAT registration requirements – buyer due diligence is recommended in this regard **

Area

Wellmeadow Street is situated in a prominent commercial location close to Paisley town centre, benefiting from strong pedestrian footfall and excellent transport links. Paisley offers an extensive range of retail, leisure and dining facilities, together with regular rail services to Glasgow city centre and Glasgow Airport, while the nearby M8 motorway provides convenient access across the Central Belt.

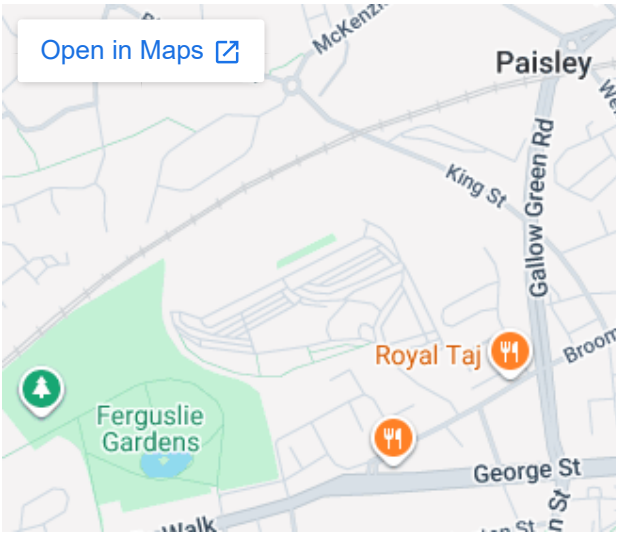
Tenure

Freehold

Local Authority

Renfrewshire Council

Location Map



Additional Fees

Administration Charge - 3.6% inc VAT of the purchase price, subject to a minimum of £3600 inc VAT, payable on exchange of contracts.

Disbursements - Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

Price Information

*Guides are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a Reserve (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide.