

FOR SALE BY ONLINE AUCTION

**Auction Date: Thursday
22nd October at 2:30pm**

Prominent Central Retail Unit

NIA: 258.68 SQM (2,784 SQFT)

**Current Passing Rent Of £34,500
Per Annum**

**Currently leased to Holland &
Barrett Retail LTD Due To Expire In
August 2029**

Guide Price : £140,000



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Boundary Lines are for
Indicative Purposes Only

2 – 4 HIGH STREET, PAISLEY, PA1 2YA

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Description

2 – 4 HIGH STREET, PAISLEY, PA1 2YA

Location

Paisley is located approximately 7 miles south-west of Glasgow, held within the Renfrewshire Council district.

Paisley benefits from strong transport links with both the M8 motorway located nearby, offering connectivity to Glasgow City Centre and Scotland's wider motorway network. Paisley Gilmour Street Train Station is located a 2-minute walk from the subject property providing frequent services to Glasgow Central Station and the West of Scotland.

More specifically, the subjects occupy a prominent pitch on High Street, within the heart of Paisley Town Centre. The surrounding area benefits from a blend of residential and commercial operators including JD Wetherspoon's, Greggs and Boots as well as Paisley Shopping Centre being located across the road.

Description

The subjects comprise a mid-terraced, ground floor retail unit, forming part of a larger 3 storey tenement building, with residential dwellings on the upper floors. The property benefits from dedicated pedestrian access via High Street as well as prominent large glaze frontage.

Internally, the subjects have been fit out in line with the current tenants use. As such, the subjects benefit from the current tenants fixtures and fittings.

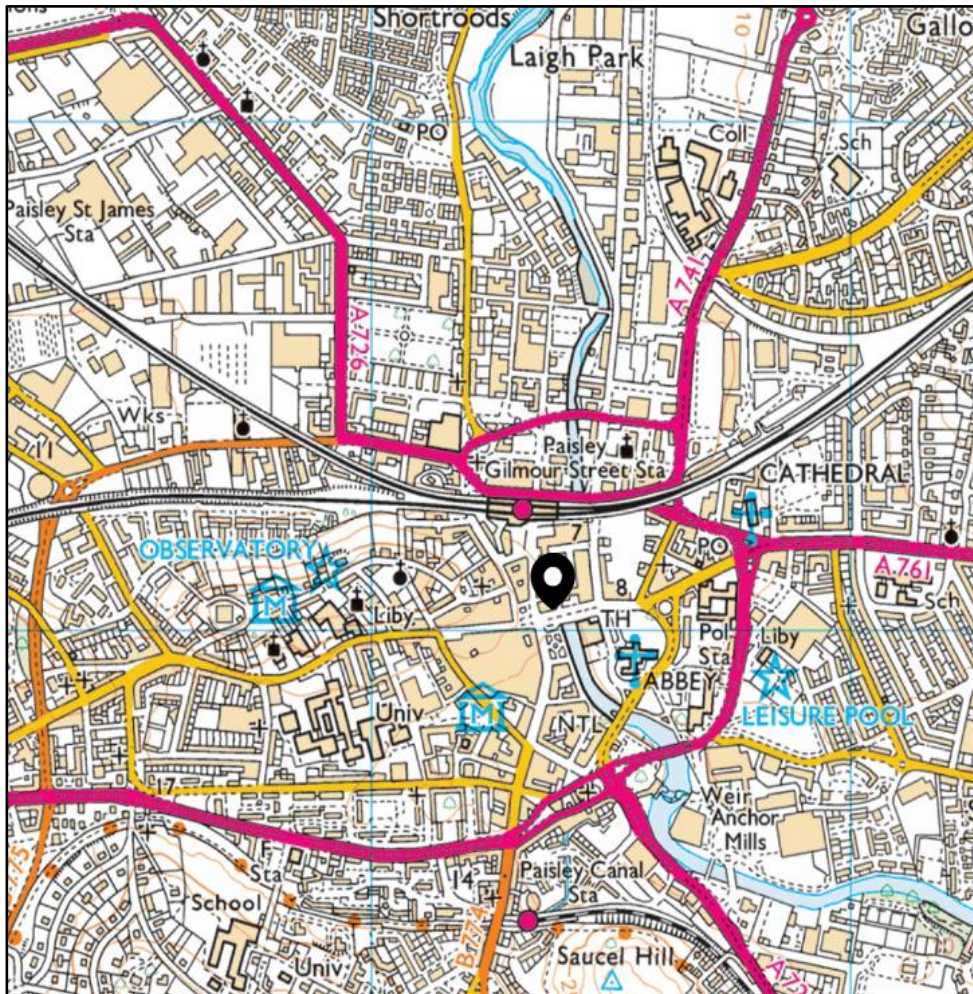
ACCOMMODATION

Accommodation	SQM	SQFT
Ground Floor	123.50	1,329
Basement	135.18	1,455
TOTAL	258.68	2,784

The above floor areas have been provided on a Net Internal Floor Area basis, in accordance with the RICS Code of Measuring Practice (6th Edition).



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Auction Date

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Registering to Bid

All parties wishing to bid will be required to pre-register against any lots they wish to bid on using the link below:

<https://www.shepherd.co.uk/auctions-remote-bidding/>

Bidders will also be invited to undertake an AML identity check and provide debit card details for a Stripe check.

Deposit

At the end of the auction, the winning bidder must immediately pay a non refundable deposit of 10% of the purchase price (plus VAT if appropriate), subject to a minimum of £5,000.

Reserve Price

The reserve price is the minimum price for which the property can be sold, this figure is confidential between the auctioneer and the vendor and cannot be disclosed.

If the reserve price isn't met, the property will remain unsold.

You can contact our team and at this point you'll be able to make an offer which will be referred to the sellers for their consideration

VAT

See Legal Pack.

Legal Pack

The legal pack is available to view online.

Guide Price

The property has a guide price of £140,000

If properties are advertised with a guide price this will be within 10% either above or below the reserve price.

If the guide is shown as falling within a range of prices then the reserve price will not exceed the highest value quoted.

Buyer Fees

The buyer's fee is 2.4% plus VAT subject to a minimum of £4,000 plus VAT).

Energy Performance Certificate

The property has an energy rating of a copy of the EPC is available upon request.

Rateable Value

The subjects are currently entered into the Valuation Roll at a rateable value of £13,000. The rate poundage for 2025/2026 is 49.8p to the pound, dropping to 48.1p to the pound as of April 2026.

Lease Information

Tenant: Holland & Barratt Retail Ltd

Current Passing Rent: £34,500 per annum

Expiry: August 2029

Condition: The landlord is responsible for payment of the insurance premium

Further information can be provided to seriously interested parties upon request.

Get in Touch

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



Calvin Molinari

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Shepherd Chartered Surveyors

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ANTI MONEY LAUNDERING REGULATIONS

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

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