



Prime Town Centre Investment

Let to CCHG Ltd t/a VPZ on a FRI Lease

Rent: £45,000 pa

Expiry: 1st September 2029 – September 24 break option not exercised

Price: O/O £395,000

Location

The premises are located in Paisley town centre, one of Scotland's largest towns, situated seven miles to the west of Glasgow city centre. The property is situated on a very prominent position on Paisley High Street, adjacent to the improved Piazza Shopping Centre and major bus stops and in close proximity to Paisley Gilmour Station.

Nearby occupiers Holland & Barratt, Stewart Travel, CEX, JD Sports and New Look.

Accommodation

The premises comprise a double fronted shop contained on the ground floor and basement of a 3-storey sandstone fronted building which contains other shops and office suites above.

The shop is well fitted out to VPZ's standard specification with sales area at ground floor and back of house / staff accommodation at basement.

The premises extend to the following approximate areas:

Ground Floor: 1,532 sq ft / 142.38 sqm
Basement: 1,169sq ft / 108.62 sqm

Tenancy

The property is held on a full repairing and insuring lease on the following terms –

Tenant: CCHG Ltd t/a VPZ

Expiry: 1st September 2029 – September 24 tenant break option not exercised.

Passing Rent: £45,000pa

CCHG Ltd, trading as VPZ, operates the largest independent chain of electronic cigarette stores in the UK. As of December 23, the company operated 163 stores. For the year ending December 23 turnover was up 28.6% from £36m to £46.3m. (Source: Companies House)

Price

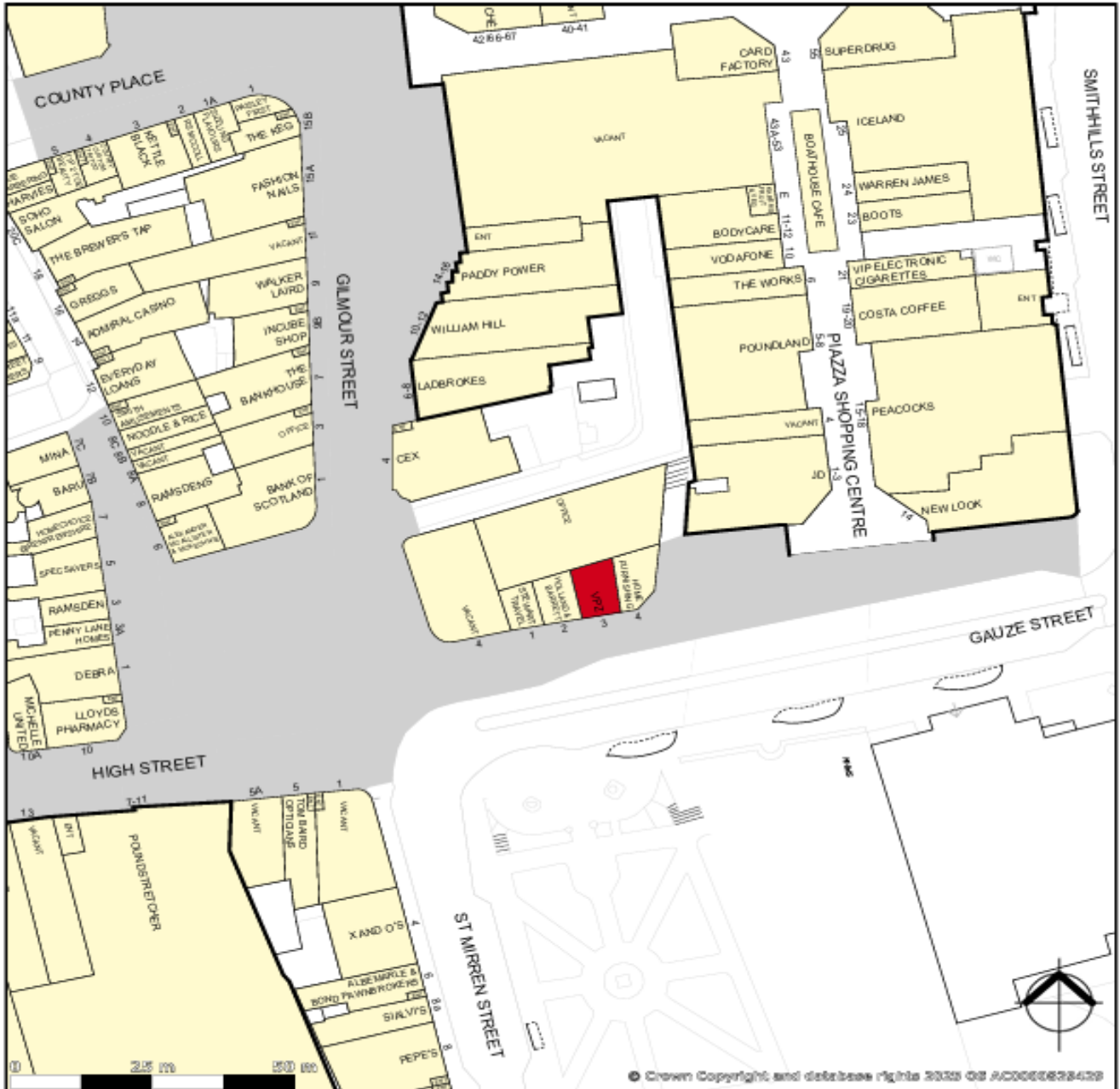
Offers over £395,000 are sought.

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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Plotted Scale - 1:1,000



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PROPERTY

Investment For Sale

4 High Street
Paisley PA1 2YA





Viewing strictly by appointment with -

BRITTON PROPERTY

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