



## FOR SALE

### GOOD QUALITY RETAIL INVESTMENT

### 2 MARKET PLACE, KILMACOLM

### OFFERS OVER £90,000

- ◆ Good quality retail investment.
- ◆ Popular Newsagent business.
- ◆ 20 year FRI Lease from 10/03/2008 to 09/03/2028 with three yearly reviews let to Mr Naddem Ahmed.
- ◆ Current passing rent of £9,100 per annum equating to circa £23.39psf zone A.
- ◆ Offers over £90,000 sought with net initial yield of 9.9% allowing for purchasers costs of 1.75%.

## LOCATION

Kilmacolm is an affluent Renfrewshire commuter village serving Greenock, Paisley and Glasgow approximately 30 km to the east. The village provides a full range of local services.

The subjects occupy a prominent location close to the main Cross at the commercial centre of the commuter village of Kilmacolm.

Adjacent occupiers include Indian Takeaway, Fabric Shop and Hairdressers.

## DESCRIPTION/ACCOMMODATION

The subjects comprise a single lock up shop situated within a three storey blonde sandstone fronted tenement building covered with pitched slate roof with the upper floor in residential use.

Internally, the subjects are in reasonable decorative order and are fitted out as a Newsagent.

From measurements taken on site and in accordance with the RICS Code of Measuring Practice (Sixth Edition) we calculate the subjects extend to 36.19 sq m (389 sq ft).

## TENANCY DETAILS/PROPOSAL

The subjects are let to Mr Naddem Ahmed on a 20 year FRI Lease from 10/03/2008 to 09/03/2028 with three yearly rent reviews at a current passing rent of £9,100 per annum.

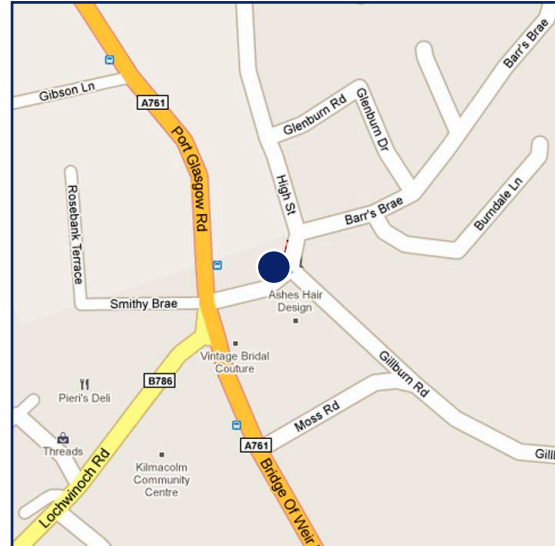
We are instructed to seek offers over £90,000 providing a net initial yield of 9.9% allowing for purchasers costs of 1.75%.

## VAT

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

## LEGAL COSTS

Each party with meet their own legal costs in connection with the transaction.



## VIEWING/FURTHER INFORMATION

Through the joint property agents;

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**PROPERTY MISDESCRIPTIONS ACT 1991:** The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change out with our control. When we are advised of any change we will inform all enquiries at the earliest opportunity.



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