

FOR SALE

INVESTMENT

**27 SCHOOL WYND
PAISLEY • PA12DA**

- Former church building.
- Currently let to Pace Theatre Company Limited
- Total Gross Internal Area of 561.63 sq.m. (6,046 sq.ft.)
- Rental income of £36,000 per annum
- Offers over £220,000 invited.
- Net Initial Yield of 16.02% (after purchasers' costs).

DM HALL



LOCATION

The property is located on School Wynd, at its junction with Oakshaw Street East within a mixed residential and commercial area of Paisley Town Centre.

The subjects are behind High Street and within short walking distance to Paisley Gilmour Street Station. Glasgow city centre lies approximately 10 miles to the east.

An approximate location is shown on the appended plan.

DESCRIPTION

The subjects comprise a former church building, which is currently leased to Pace Theatre Company Limited used for a performing arts venue.

The premises is arranged to provide a theatre / hall on the ground floor and additional hall and balcony on the first floor.

FLOOR AREAS

According to our calculations the unit has a Gross Internal Floor Area of 561.63 sq.m. (6,046 sq.ft.) approximately.

THE TENANT

The subjects are currently let to Pace Theatre Company Limited (Company No. SC138628) on a FRI lease expiring February 2032 at a rental of £36,000 per annum, with an upwards only rent review on Open Market Rental Value on the fifth anniversary.

GRANT ASSISTANCE

The property is eligible for financial assistance for repairs through the regeneration capital grant fund. For further information, contact should be made via Renfrewshire Council.

SALE TERMS

Offers over £220,000 are invited.

VAT

All terms quoted are exclusive of VAT, where applicable.

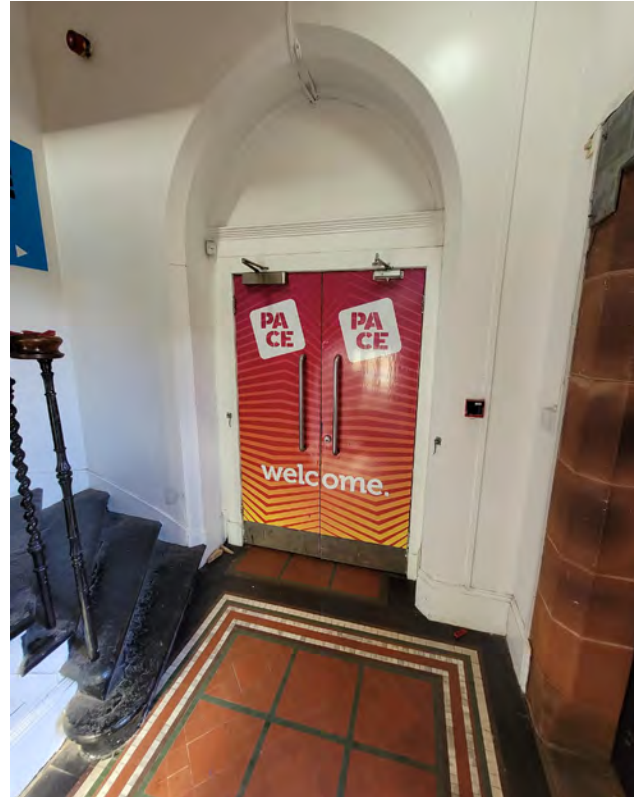
EPC

A copy of the Energy Performance Certificate is available upon request.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred during the transaction.





DM HALL

VIEWING & FURTHER INFORMATION

Strictly by contacting the sole agents:

Jonathan McManus

07771 606582

Jonathan.McManus@dmhall.co.uk

Leah Sellers

07879 626448

Leah.Sellers@dmhall.co.uk

DM Hall Commercial Department

12 Bothwell Street
Glasgow, G2 6LU

PROPERTY REF: WSA2673

DATE OF PUBLICATION: AUGUST 2024



IMPORTANT NOTE: DM Hall for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) No person in the employment of DM Hall has any authority to make or give any representation or warranty whatever in relation to the property. (iv) All prices, premiums and rents quoted are exclusive of VAT. (v) The information contained in 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 outside our control (vi) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors.

ANTI MONEY LAUNDERING: Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, DM Hall are legally required to complete due diligence on purchasers and vendors. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) shall be required to provide, as a minimum, proof of identity and residence and proof of funds for the purchase before the transaction can proceed.