

# TO LET

Unit 1, Anchor Mill Medical Practice, Lonend  
**PAISLEY PA1 1UB**

ON THE INSTRUCTIONS OF



**crichton**property  
consultancy

Chartered Surveyors & Commercial Property Consultants

## LOCATION / DESCRIPTION

The subjects are located on the south west side of Loan End opposite Anchor Mill and immediately adjacent to the Anchor Mill Medical Centre.

The area surrounding the property is of varied retail and business use although Morrisons are also located nearby together with the substantial Mecca Bingo Hall adjacent. The main draw to the immediate location is the newly built Health Centre which enjoys its own parking and prominence to location.

The premises comprise a newly built single storey ground floor retail unit all to developers shell specification for a tenants fit out.

At present the unit has direct access to the Health Centre although main access will require to be from the car parking to the front.

## ACCOMMODATION

The property has the following approximate areas and dimensions:-

ACCOMMODATION	METRIC	IMPERIAL
Window Frontage	4.96 m	16 ft 4in
Depth	15.59 m	51 ft 2in
Ground Floor Gross Area	130.06 m <sup>2</sup>	1,400 ft <sup>2</sup>

## LEASE DETAILS

Subject to client's approval it is proposed to arrange a full repairing and insuring sub-lease for a negotiable term, incorporating rent reviews at 3 yearly intervals. It is anticipated that there will be an initial term of 3 years.

## RENT

Upon application.

## EPC

Current rating = B  
EPC available upon request.

## RESTRICTIONS

Our clients have imposed the restriction upon the premises being used as a pharmacy although other health related uses will be considered.

## Money Laundering

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 require to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.



## RATES

### RATES

The subjects will require to be reassessed for rating purposes.

RATEABLE VALUE

To be reassessed

CPC gives no warranty that the values supplied or the sums of money expressed as being payable are accurate and the incoming tenant should rely upon their own enquiries with the Local Rating Authority.

## LEGAL COSTS

Each party shall be responsible for their own legal costs incurred with this transaction. The incoming tenant will be responsible for Land and Buildings Transaction Tax (LBTT), registration dues and VAT incurred thereon.

## VAT

All prices, rents and premiums quoted are exclusive of VAT at current rate.

## VIEWING

All arrangements to view the premises are **STRICTLY** by prior arrangement.

### Contact:

Tel:

Mobile:

Email:

Web:

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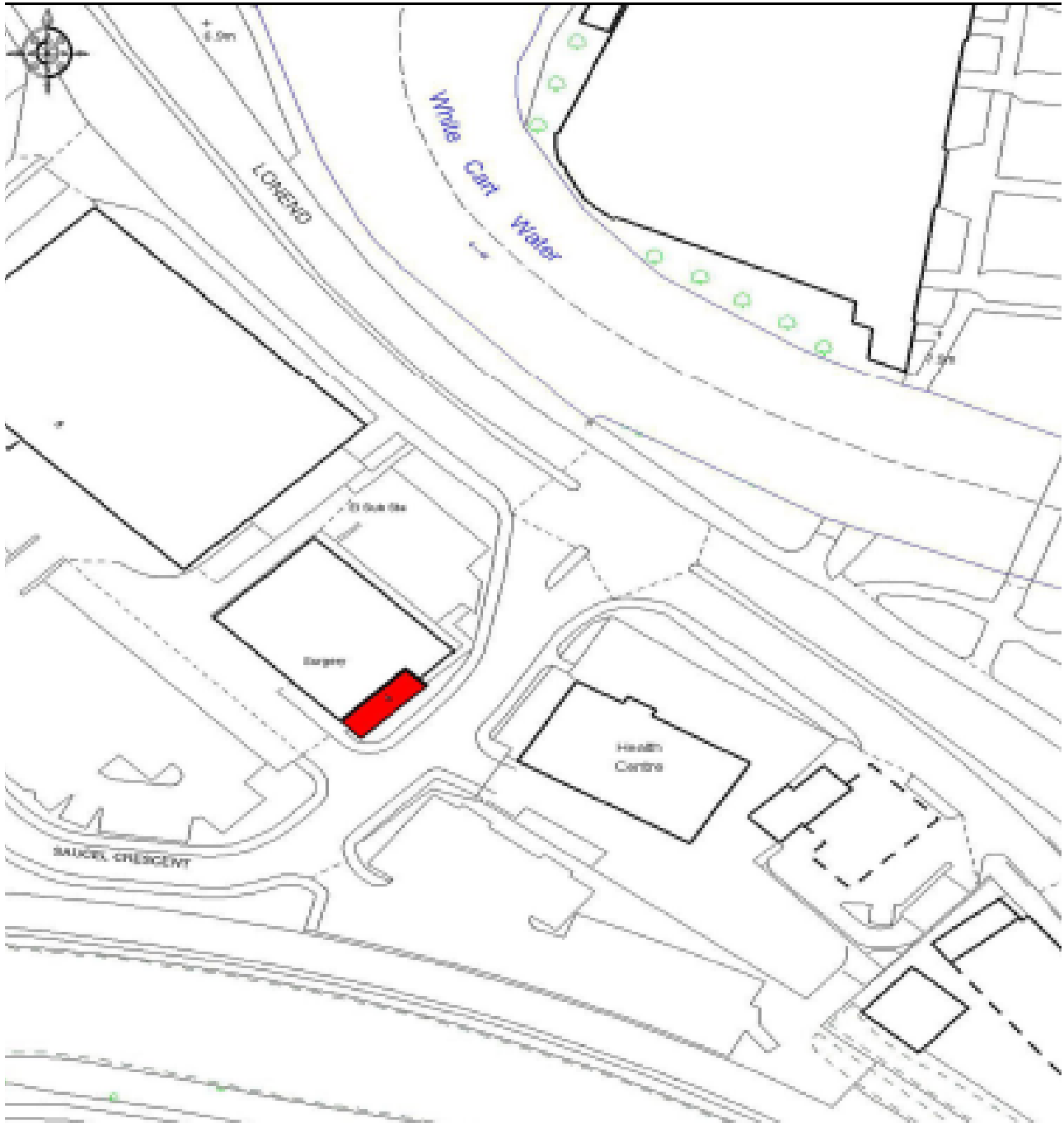
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