

MULTI LET INDUSTRIAL INVESTMENT FOR SALE

NORTH STREET BUSINESS PARK, PAISLEY, PA3 2BS

- Attractive small unit industrial investment
- Located close to Paisley City Centre
- Passing rent of £41,190 pa
- 11 units ranging from 287 to 1,589 sq ft
- Attractive tenant mix
- Heritable Ownership (Scottish equivalent of English Freehold)
- Offers over **£375,000** reflecting a Net Initial Yield of **10.59%**





UNIT	TENANT	SQ FT	START	EXPIRY	RENT PA	RENT PSF	SERVICE CHARGE pa	MANAGEMENT FEE	DEPOSIT	RENT PAYMENT
2	Denis Petrov	480	01/12/2013	30/11/2018	£4,500	£9.38	£250	£250	£250.00	Monthly
3 + 4	Julie McFall and Claire Miller (Helen Young School of Dance)	1,589	21/11/2016	20/10/2018	£9,000	£5.66	£400	£225	£500.00	Monthly
5	William Hamilton and Ryan Gilchrist (Quick Drain Clear)	590	05/12/2016	04/12/2019	£4,000	£6.78	£300	£250	£500.00	Monthly
6	Andrew Park t/a Cameron Conversions	726	01/12/2015	30/11/2018	£4,950	£6.82	£300	£250	£1,237.50	Monthly
7	Neo Holdings Scotland Ltd	699	15/07/2013	31/07/2016	£4,500	£6.44	£250	£250	£500 (no VAT)	Monthly
8	Sean McGettigan	718	01/04/2008	31/03/2020	£4,500	£6.27	£200	£225	£1,125.00	Quarterly
9	Jason McLean	287	01/09/2009	continuing monthly	£1,200	£4.18	£200	£60	£100.00	Monthly
10	Waldemar Sec	684	17/10/2016	16/10/2019	£3,000	£4.39	£100	£100	£250.00	Monthly
11	Jason Kennedy	1,220	24/10/2016	23/10/2019	£5,540	£4.54	£200	£225	£500.00	Monthly
TOTAL		6,993			£41,190		£2,200	£1,835		

VIEWING & FURTHER INFORMATION

For further information or to arrange an inspection of the property, please contact:

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