

旺
旺

CHINESE RESTAURANT & CARRY OUT

NEW PALACE

01505 585 292

CANTONESE & EUROPEAN CUISINE

01505 385 898

JOHN MARSHALL

Sausage in the
West of Scotland
2013
10% off for Senior Citizens every Monday
Sausage Rolls
All cooked on the premises
Local leaders in quality

New Palace

63 HIGH STREET, JOHNSTONE, PA5 8QG


McEwan Fraser Legal
Solicitors & Estate Agents



THE LOCATION JOHNSTONE

Located in this popular location, close to the main A737 road, High Street offers fast access to the motorway network, with junction 29 of the M8 motorway less than three miles away. You can be in central Glasgow in about twenty minutes, while the airport is just four miles, or less than ten minutes away. The train station (which is within a short walk) provides access to Paisley and Glasgow city centre to the east and is on the Ayr line going west. There is also an excellent bus service to Paisley, Glasgow and the coast. The local primary and secondary school are both within a short stroll.

Johnstone still retains many friendly, traditional independent shops, a few larger stores, bars and restaurants and a swimming pool. The town centre was designed on a formal grid pattern and the original layout, featuring two civic squares, has been extensively restored in recent years. As well as easy and fast commuting, Johnstone offers fast access to the countryside and coast of Ayrshire to the south.



THE BUSINESS

NEW PALACE

Part Exchange Available. Leasehold for sale. McEwan Fraser Legal are delighted to present to the market 'New Palace', a popular chinese take away in the heart of Johnstone that has traded very successfully for a number of years. Due to the size, condition and location, these premises could be transformed to meet each purchaser(s) needs and requirements. The property has a high density footfall area and shop frontage onto High Street.

The premises comprises of main door access with the accommodation spread over the one level. It has a spacious waiting area with an additional room that could be utilised as a variety of options. There is a kitchen, storage area and toilet to the rear.

This is an opportunity to buy a leasehold premises with fifteen years left on the lease.





THE DETAILS

Approximate Dimensions (Taken from the widest point)

Main Hall	6.10m (20') x 1.40m (4'7")
Resturant Area	9.00m (29'6") x 2.30m (7'7")
Takeaway Waiting Area	6.30m (20'8") x 3.80m (12'6")
Kitchen	3.80m (12'6") x 3.60m (11'10")
Bathroom 1	5.90m (19'4") x 1.60m (5'3")
Bathroom 2	4.39m (14'5") x 1.40m (4'7")
WC	1.40m (4'7") x 1.12m (3'8")
Store Room	3.90m (12'10") x 3.80m (12'6")

Gross internal floor area (m²): TBCm² | EPC Rating: TBC

Extras (Included in the sale): Fixtures and fittings within the premises.

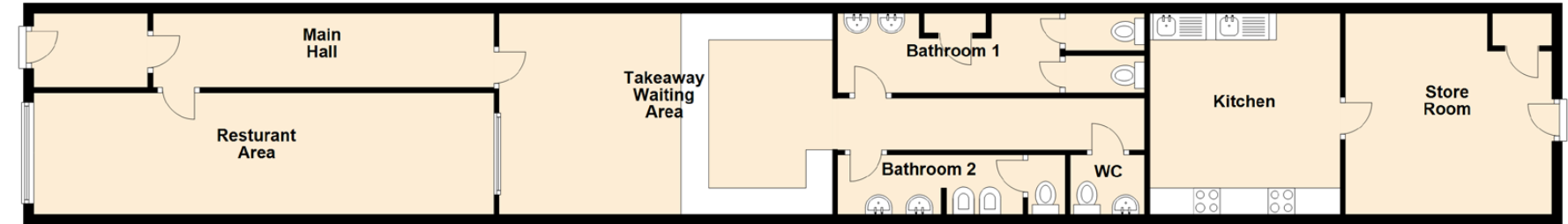


Image credit: <https://www.audienceproject.co.uk/>



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01292 430 555

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



THE SUNDAY TIMES
THE TIMES



Text and description
DIANE KERR
Surveyor



Professional photography
CRAIG DEMPSTER
Photographer



Layout graphics and design
ABBEY TURPIE
Designer