

# TO LET RETAIL

Asset & Estates Team  
Chief Executive's  
Service Renfrewshire  
Council  
Cotton Street,  
Paisley, PA1 1WB



## Retail Unit

44/2 Graham Street  
Johnstone  
PA5 8QY

Rent - £3,000 per annum.

GIA: 31 sq.m (334 sq.ft) or thereby

Reduced Area: 28 sq.m  
(301 sq.ft) or thereby

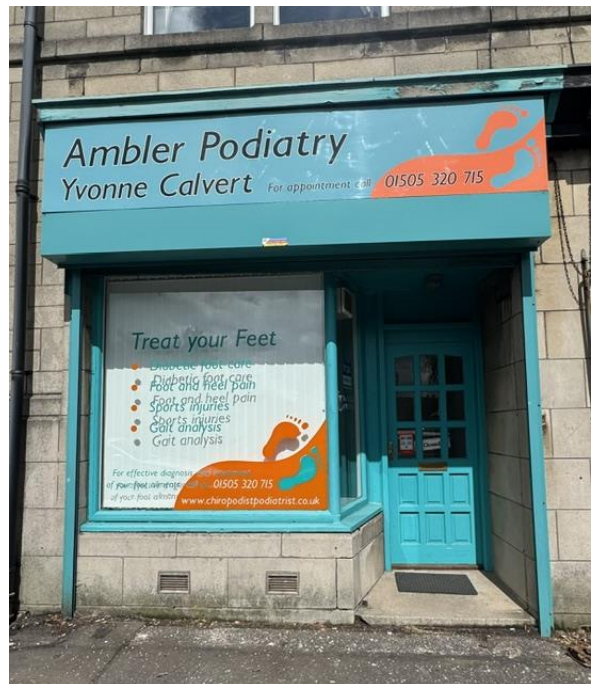
For further information or to arrange a  
viewing:



**07811 056 721**



[anne.wilson@renfrewshire.gov.uk](mailto:anne.wilson@renfrewshire.gov.uk)



These particulars are for information only and the accuracy is not warranted or guaranteed by Renfrewshire Council. Interested parties should not rely on the information within these particulars but should satisfy themselves by inspecting the property. These particulars are not intended to, nor shall they form any legally enforceable contract. Date of publication: June 2026.

44/2 Graham Street  
Johnstone  
PA5 8QY



## Location

The town of Johnstone with a population of approximately 16,000 is located 3 miles west of Paisley and 12 miles west of Glasgow. The town benefits from good transport links and is also well located in terms of access to the M8 motorway.

The property is located on Graham Street which is South of High Street. There is on street parking available at the front of the property.



These particulars are for information only and the accuracy is not warranted or guaranteed by Renfrewshire Council. Interested parties should not rely on the information within these particulars but should satisfy themselves by inspecting the property. These particulars are not intended to, nor shall they form any legally enforceable contract. Date of publication: June 2026.

## Description

The property is a ground floor retail unit with residential properties above. Laterally used as a podiatrist split in to front and back shop with kitchen area and toilet to the rear. Would suit a variety of uses.

## Floor Area

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and calculate the floor area to be as follows: -  
Gross Internal Area: 31 sq.m / 334 sq.ft or  
thereby Reduced Area: 28 sq m / 301 sq.ft or  
thereby.

## Lease Terms

The property is available to let on full repairing and insuring terms for a period to be agreed. Offers in the region of £3,000 per annum. VAT is not payable.

## Rates

The Rateable Value is £2,300 as listed on the Scottish Assessors' Association website.

## VAT

All rents, rates, etc. are quoted exclusive of Value Added Tax.

## Energy Performance Certificate (EPC)

Energy Performance Rating **To Be Confirmed.**

## Town Planning

The subjects have planning permission for retail use.

Interested parties should consult with the planning team if they are concerned whether their intended use conforms to current planning policy.

Tel: 0300 300 0144

email [dc@renfrewshire.gov.uk](mailto:dc@renfrewshire.gov.uk)

## Legal Costs

The ingoing tenant will be responsible for meeting the landlord's Legal and Estates fees in connection with the granting of the new lease including any Stamp Duty Land Tax and Registration Dues.

## Viewing by appointment only with: -

Asset & Estates Team

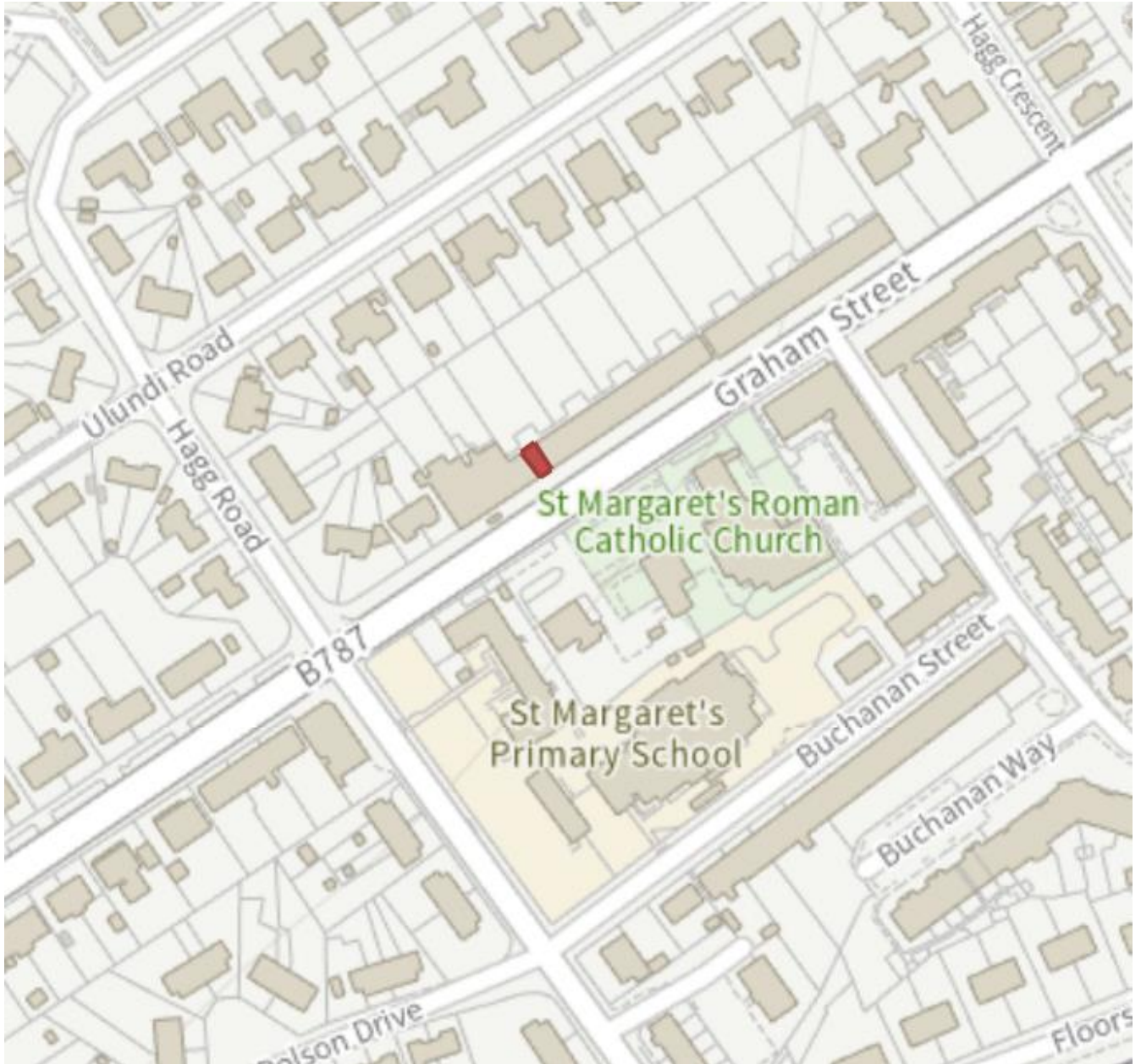
Renfrewshire Council

07811056721

[anne.wilson@renfrewshire.gov.uk](mailto:anne.wilson@renfrewshire.gov.uk)

44/2 Graham Street  
Johnstone  
PA5 8QY

OFFICIAL



These particulars are for information only and the accuracy is not warranted or guaranteed by Renfrewshire Council. Interested parties should not rely on the information within these particulars but should satisfy themselves by inspecting the property. These particulars are not intended to, nor shall they form any legally enforceable contract. Date of publication: June 2026.