

# DM HALL

## To Let

Retail / Office

5 Tylney Road  
Paisley  
PA1 3JP



25.84 sq m  
(278 sq ft)



# Property Details

- Attractive retail premises.
- Excellent transport connections.
- 100% rates relief, subject to occupier status.
- Net Internal Area of 25.84 sq.m (278 sq.ft).
- Rental offers over £7,000 per annum invited.

## LOCATION

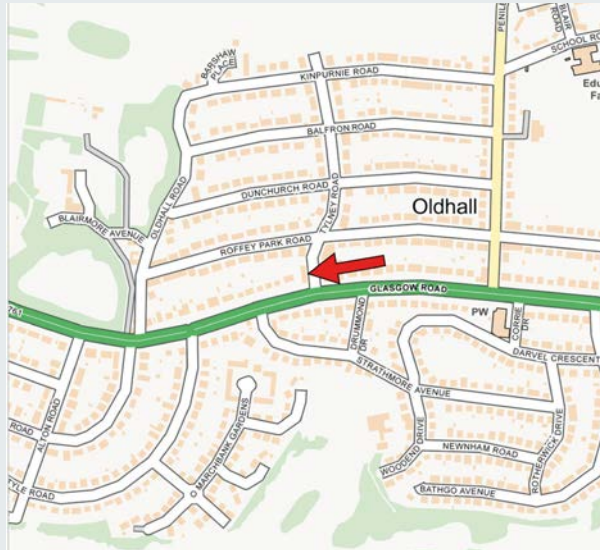
The subjects are located on the south side of Tylney Road next to the junction with Glasgow Road in Paisley. Glasgow city centre lies approximately 9 miles to the east.

Excellent transport links are provided within close proximity with regular bus services along Glasgow Road (A761). The nearest train station is Hawkhead within 20 minutes' walk.

The immediate surrounding area is a mix in nature including retail, industrial and residential occupiers.

Nearby occupiers include Flo Windows, Burnside Bathrooms and Glasgow Motor Company.

The approximate location of the subjects is shown on the appended street plan.





# Property Details

## DESCRIPTION

The subjects comprise a single storey mid-terraced retail unit within a traditional building and surmounted by a pitched roof.

Internally, the subjects were previously used as a beauty salon arranged to provide a front reception area with 3 treatment rooms and toilet facility to the rear.

The subjects benefit from a private garden to the rear.

Access to the premises is provided through a single entrance door and is protected by electric roller shutters.

## ACCOMMODATION & FLOOR AREAS

The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition on a Net Internal basis and is as follows:

| Floor  | Accommodation                    | sq m  | sq ft |
|--------|----------------------------------|-------|-------|
| Ground | Reception area & treatment rooms | 25.84 | 278   |

## NON DOMESTIC RATES

Rateable Value - £4,000.

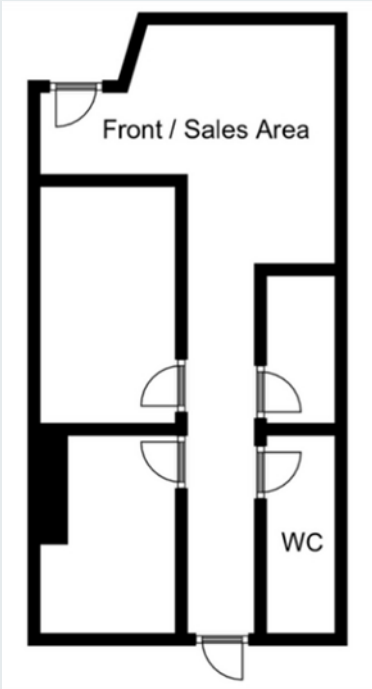
The subjects qualify for 100% rates relief under the Small Business Bonus Scheme, subject to occupier status. Please note that a new occupier has the right to appeal the current assessment.

## LEASE TERMS

Offers over £7,000 per annum are invited.

## ENERGY PERFORMANCE

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.





# Property Details

## LEGAL COSTS

Each party will be responsible for paying their own legal costs incurred in this transaction.

## VAT

All prices quoted are exclusive of VAT.

## 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.



## Make an enquiry

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**DM Hall Commercial Department**  
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**DM HALL**



Regulated by  
**RICS**

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