

DM HALL

To Let

Class 1A

**51 Hairst Street,
Renfrew, PA4 8QU**



**88.43 sq m
(952 sq ft)**

Property Details

- Well-presented retail unit within busy parade.
- Arranged over ground and first floor.
- 100% rates relief, subject to occupier status.
- Offers over £12,000 per annum are invited.

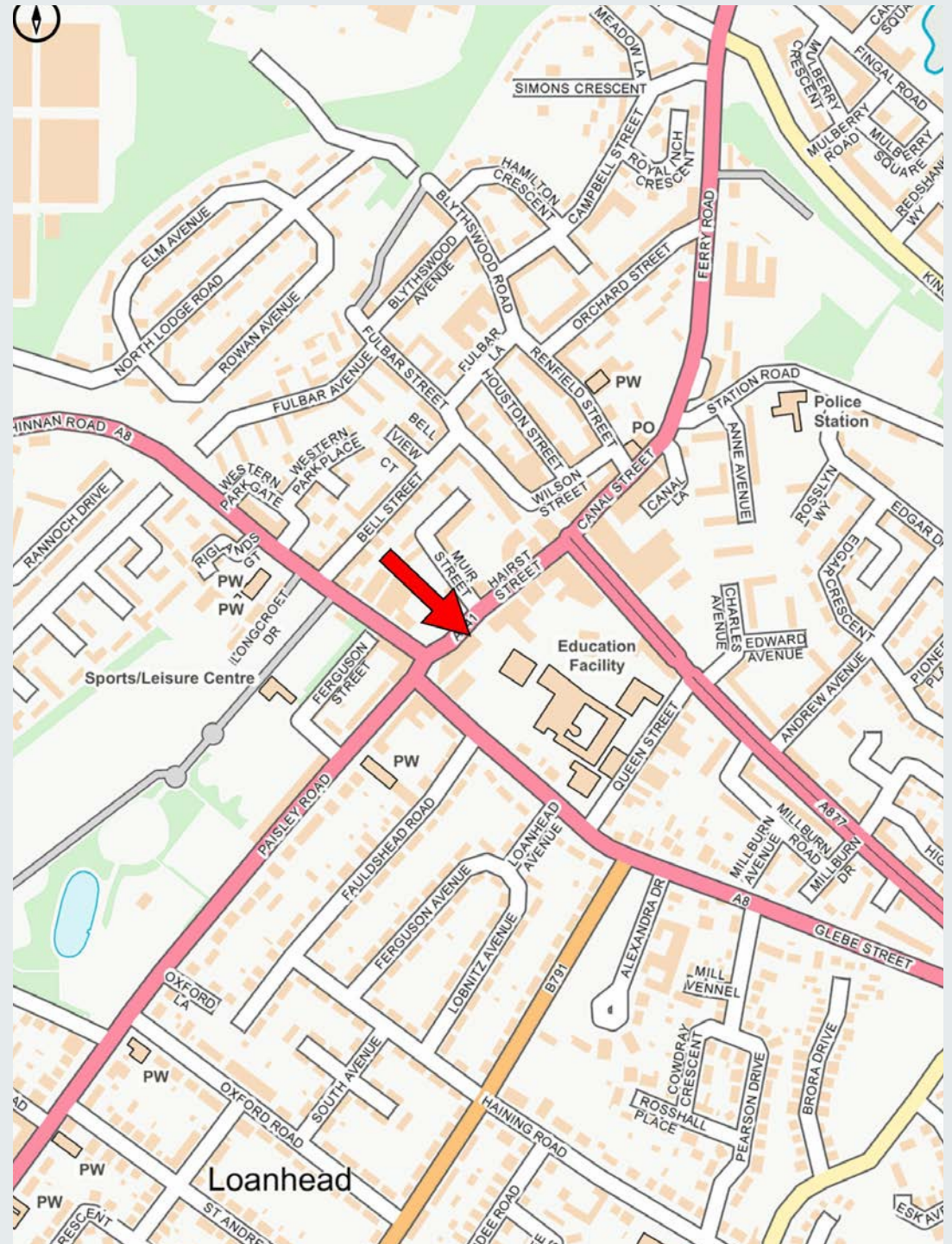
LOCATION

With a population of over 20,000, Renfrew is located 3 miles northeast of Paisley and 5 miles west of Glasgow.

The subjects occupy a corner position on the western side of Hairst Street, opposite Muir Street.

Nearby occupiers include Keg Shack, Speed Queen, Exact Eyecare and Piccolo Mondo.

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



Property Details

DESCRIPTION

The subjects comprise a two-storey building of traditional brick construction.

Internally, the subjects are of rectangular shape and arranged to provide an open plan front/sales area with toilet facilities on the ground floor and office/storage space on the first floor.

Access is through a single entrance door to the front of the premises from Hairst Street which is protected by roller shutters. Additional access is to the rear from a communal car park area.

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:

Area	sq m	sq ft
Ground	44.92	484
First	43.51	468
Total	88.43	952

NON-DOMESTIC RATES

According to the Scottish Assessors Association, the subjects have a rateable value of £10,000. The subjects qualify for 100% rates relief, subject to occupier status.

LEASE TERMS

Offers over £12,000 per annum invited.

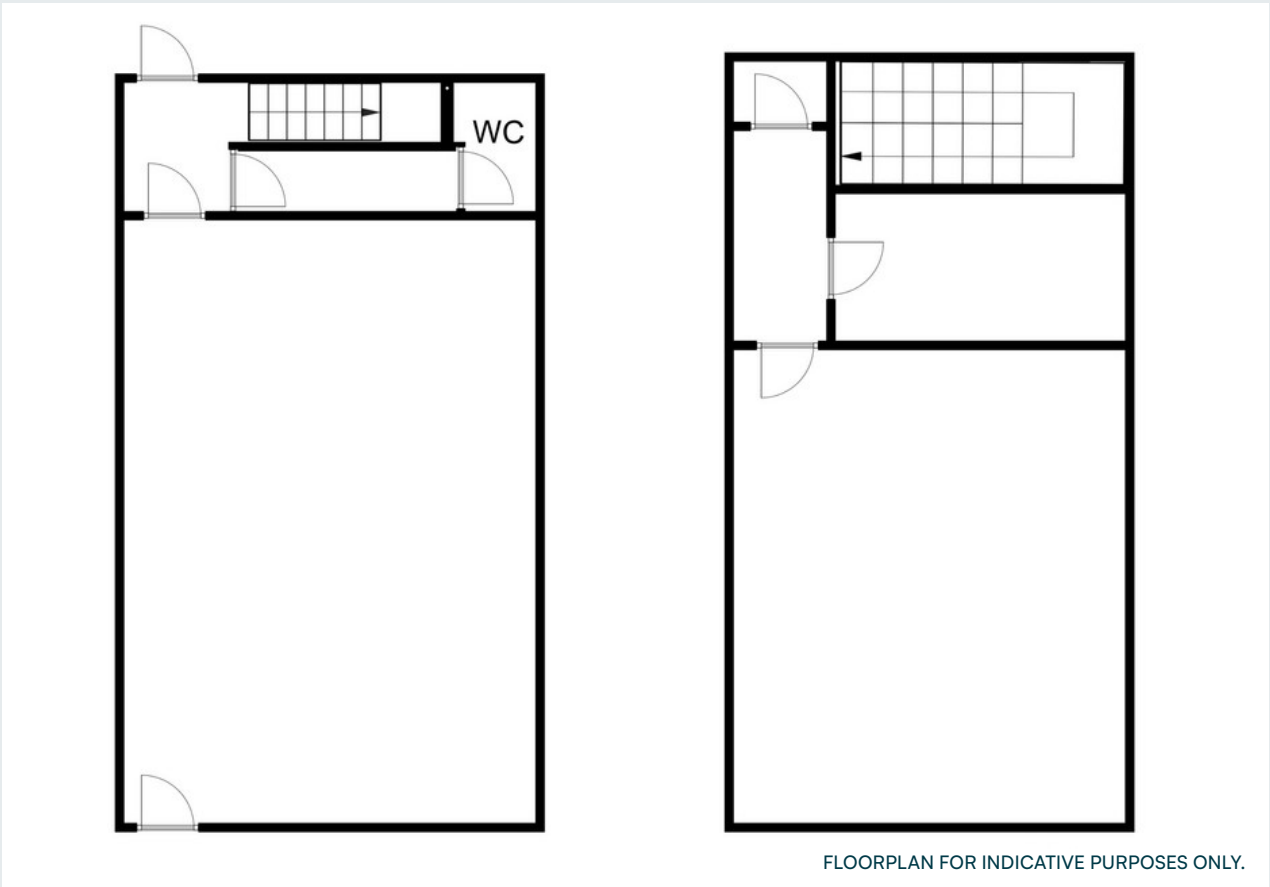
Available to let on full repairing and insuring terms.

ENERGY PERFORMANCE

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

LEGAL COSTS

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



Property Details

VAT

All prices quoted are exclusive of VAT which may be chargeable.

ANTI MONEY LAUNDERING

DM Hall is regulated by HMRC under the Money Laundering Regulations 2017, as amended by the Fifth Money Laundering Directive effective from 10 January 2020. In line with these regulations, we must carry out due diligence checks on all purchasers and vendors. Once an offer is accepted, the purchaser(s) or occupier(s) must provide proof of identity, address, and proof of funds before the transaction can proceed.

VIEWING ARRANGEMENTS

Strictly by contacting the sole letting agents.



Make an enquiry

Leah Sellers
07879 626448
Leah.Sellers@dmhall.co.uk

Louis Holmes
07787 308812
Louis.Holmes@dmhall.co.uk

DM Hall
Commercial Department
28 Bothwell Street
Glasgow, G2 6NU
0141 332 8615

