

# DM HALL

For Sale  
Office Premises



First Floor, 4-5  
County Place,  
Paisley, PA1 1BN

170.48 sq m  
(1,835 sq ft)

# Property Details

- Well-presented office premises within prominent location.
- First floor accommodation.
- Excellent transport links available.
- 100% rates relief, subject to occupier status.
- Offers over £150,000 are invited.

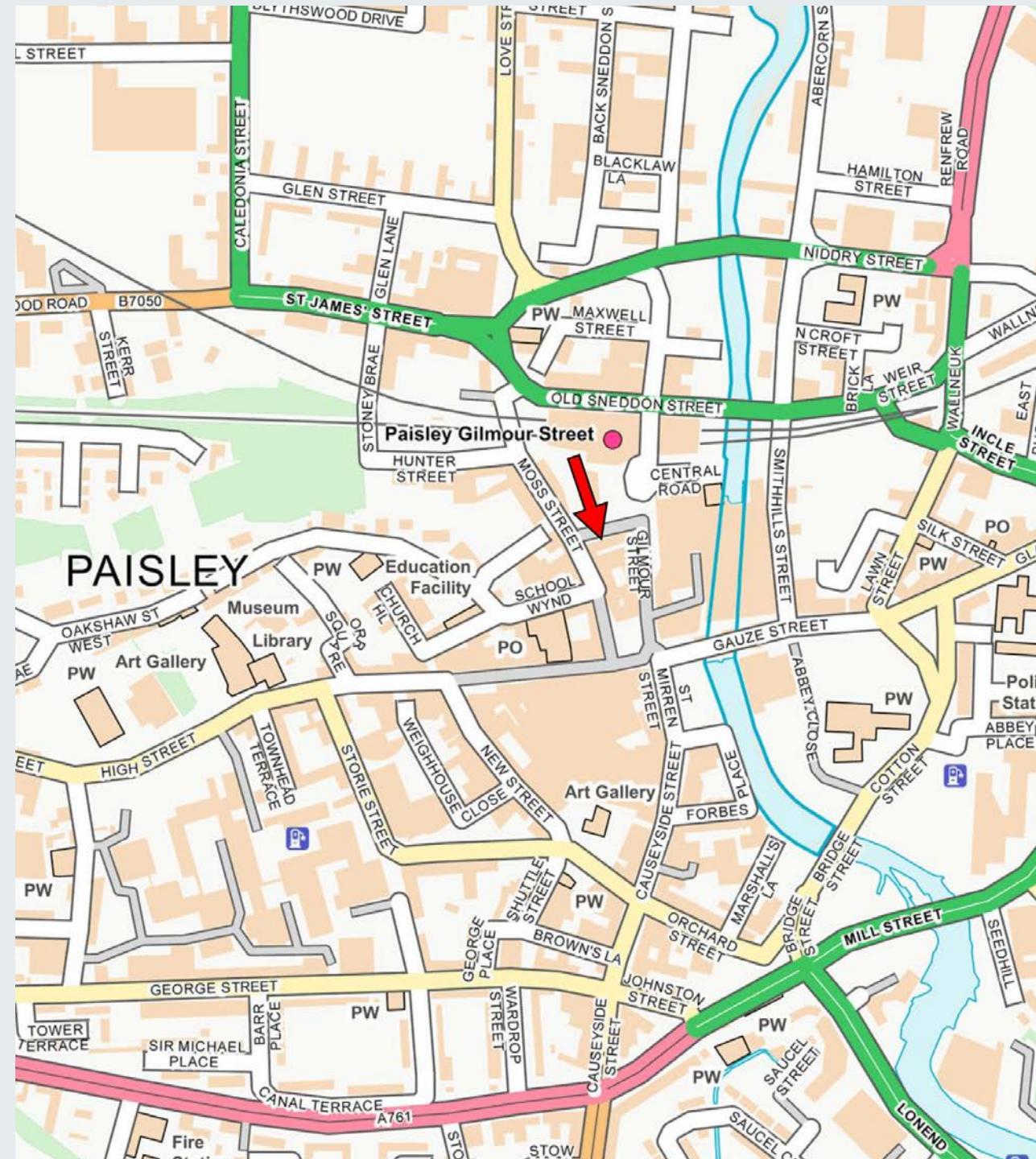
## LOCATION

The subjects are positioned on the corner of County Place and Moss Street within the centre of Paisley. Glasgow city centre lies approximately 10 miles east. County Place is positioned opposite Paisley Gilmour Street station which is the largest of 4 train stations servicing the town, with direct links to Glasgow Central station.

The surrounding area is mixed in nature including retail, commercial, leisure and residential occupiers. Neighbouring occupiers include Morrisons Daily, County Custom Tattoo, Tip-to-Toe Beauty and JD Wetherspoon.

The subjects are well serviced by transport links including Paisley Gilmour Street Station within a short walk and regular bus services along High Street. Junction 27 of the M8 Motorway, with access to the Clyde Tunnel and the motorway network is a short drive from the premises.

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



# Property Details

## DESCRIPTION

The subjects occupy the first floor within a three-storey building of traditional sandstone construction and is surmounted by a pitched roof.

Internally, the subjects are currently used as an office and are arranged to provide an open plan reception area with various offices and meeting rooms. Kitchen and toilet facilities are provided to the rear.

The main entrance to the unit is via a single entrance door, protected by storm doors from County Place. Additional access is available from a communal close.

## 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	sq m	sq ft
First	170.48	1,835

## NON-DOMESTIC RATES

According to the Scottish Assessors Association, the subjects have a rateable value of £10,700. The subjects qualify for 100% rates relief, subject to occupier status.

## SALE TERMS

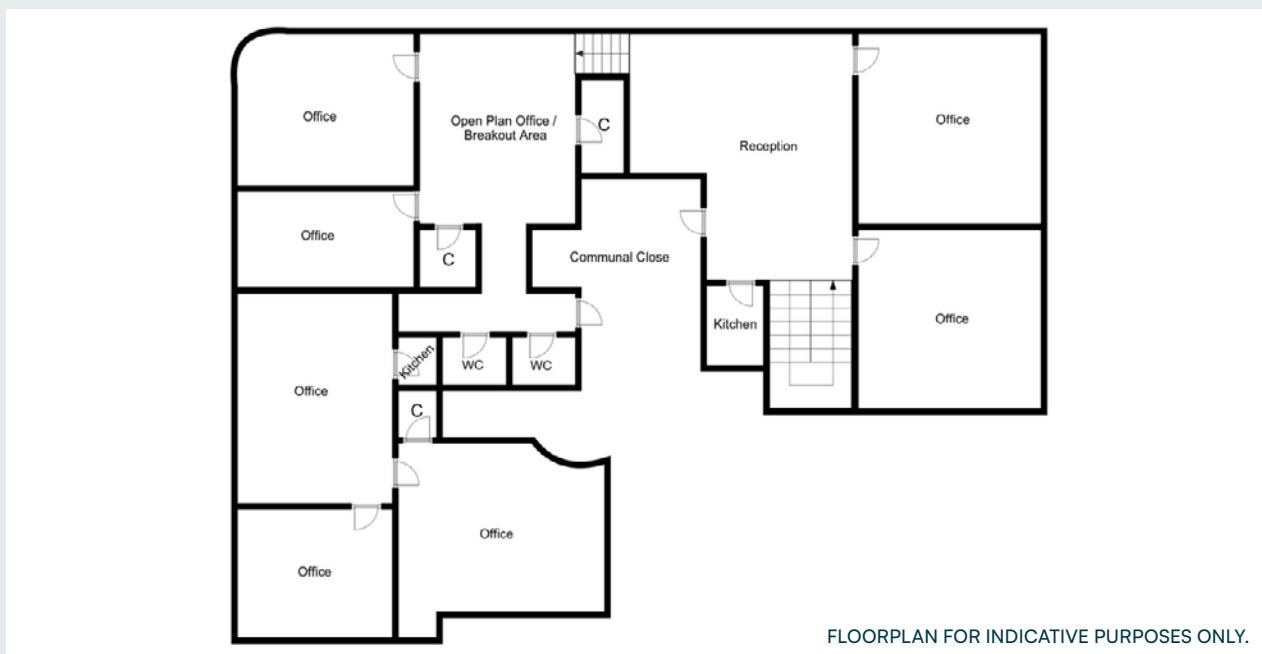
Offers over £150,000 invited.

## 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.



FLOORPLAN FOR INDICATIVE PURPOSES ONLY.



# 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 selling agents.



## Make an enquiry

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