



RETAIL/OFFICE

**DM HALL**  
CHARTERED SURVEYORS



# TO LET

RETAIL/OFFICE

46 Hairst Street, Renfrew, PA4 8QU

Retail unit with Class 2 (office) consent

Prominent position on busy main road

On street parking

Large display window

Net Internal Area of 82.68 sq.m. (890 sq.ft.)

Rental offers of £10,500 per annum are invited



[dmhall.co.uk](http://dmhall.co.uk)

Commercial Department  
220 St. Vincent Street, Glasgow, G2 5SG  
0141 332 8615

## LOCATION

With a population of just over 20,000, Renfrew is located 3 miles north-east of Paisley and 5 miles west of Glasgow.

The property is located on the western side of Hairst Street, adjacent to Muir Street and diagonally opposite Inchinnan Road. Traders in the vicinity include Enigma, The Western Bar, Semi-Chem and Piccolo Mondo.

## DESCRIPTION

This single storey shop premises benefits from a large display window, W.C and Kitchen area.

The unit was previously used for a betting shop and has benefit of Class 2 (office) use.

## FLOOR AREA

We calculate the property to extend to the following Net Internal floor area:

**Ground Floor: 82.68 sq.m. (890 sq. ft.)**

## RATES

Reference to the Assessor's website we note the subjects are entered in the current Valuation Roll with a Rateable Value of £9,500.

Please note that a new occupier has the right to appeal the current assessment.

## RENT

Our client is seeking a rental in the region of £10,500 per annum.

## EPC

A copy of the Energy Performance Certificate is available upon request.

## ENTRY

Entry is available upon completion of legal missives.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred during the transaction, with any land and buildings transaction tax and registration dues being paid by the ingoing tenant.

## VIEWING & FURTHER INFORMATION

Strictly by prior arrangement with:-

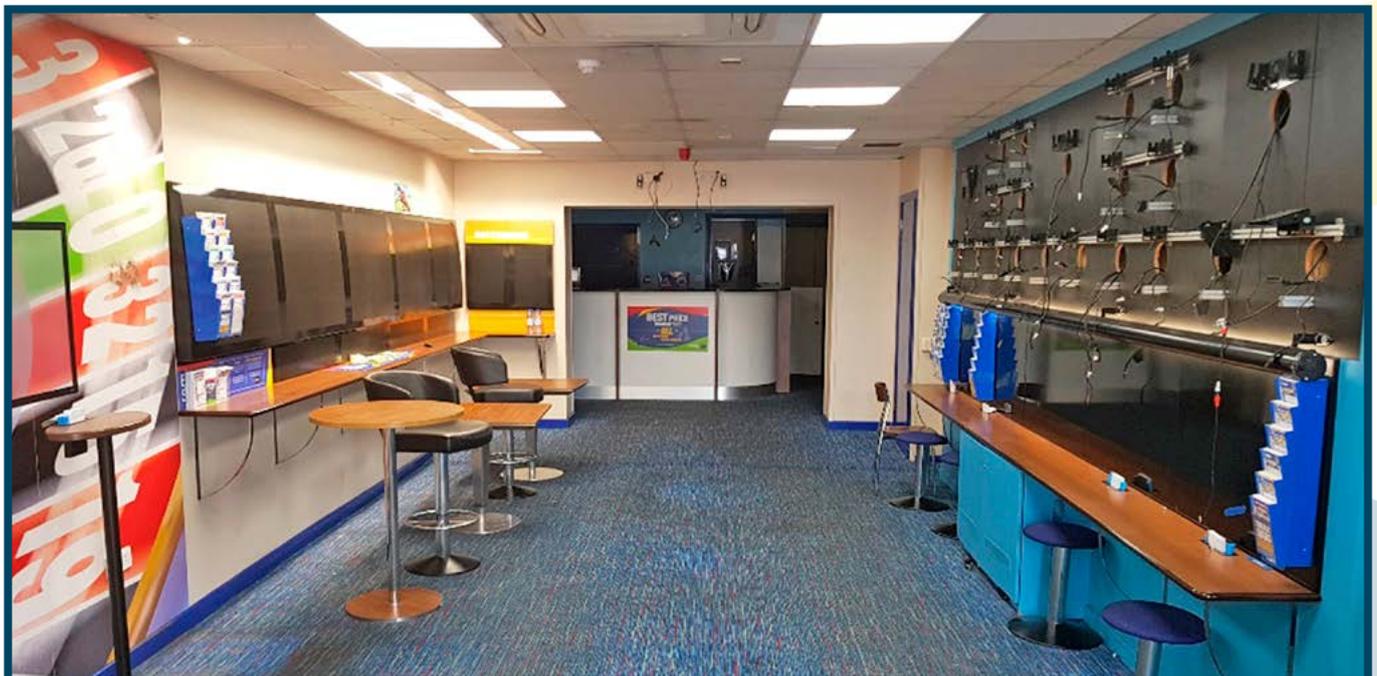
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## DATE OF PUBLICATION

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## REFERENCE

WSA1648



## IMPORTANT NOTE

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