



TO LET

RETAIL UNIT

57 Hairst Street, Renfrew, PA4 8QU

Well located on a busy retail parade

100% rates relief available through the Small Business Bonus Scheme subject to occupier status.

Car parking available

Large display frontage

Net Internal Area of 120.01 sq.m. (1,291 sq.ft.)

Rental offers of £11,000 per annum are invited

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, diagonally opposite Muir Street and Inchinnan Road. Traders in the vicinity include Deli, Semi-Chem, Enigma Hair Salon and others providing a good mix of traders.

DESCRIPTION

This shop forms part of a modern parade, two storeys in height, with a canopy over the frontages and a car park to the rear. The frontage is protected by an electronic roller shutter. Internally the stairs lead to the upper floor, which may be suitable for use as an office or storage.

The property benefits from toilet facilities to the rear, and a small kitchen located on the upper floor.

FLOOR AREA

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

Ground Floor: 120.01 sq.m. (1,291 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 £10,250.

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 £11,000 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:-

Alister Gibson
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July 2019

REFERENCE

WSA1649



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