



TO LET

RETAIL UNIT

77 Glasgow Road, Paisley, PA1 3PE

Excellent retail position on busy main road.

Class 1 (Retail) however may suit alternate uses, subject to planning.

Net Internal area of 58.59 sq.m. (630 sq.ft.).

New FRI lease available.

100% Rates Relief through Small Business Bonus Scheme, subject to occupier.

Rental offers in excess of £11,500 per annum.

LOCATION

The subjects are located on the north side of Glasgow Road, just outwith Paisley town centre.

Paisley is approximately 6 miles south west of Glasgow City Centre, which can be accessed via a number of routes including the M8 and A761.

Nearby occupiers include Iceland, Barshaw Pharmacy, Betfred, Greggs and a collection of independent businesses.

The approximate location of the property is shown on the attached street plan.

DESCRIPTION

The subjects form a mid terraced retail unit on the ground floor of a 2 storey building, with residential above surmounted under a pitched slate roof.

The property has an attractive retail frontage with 2 large display windows split by a recessed timber frame access door. The property is protected externally by a steel roller shutter.

Internally, the subjects provide an open plan sales area to the front split by a stud partition wall to a storage area in the rear, which also provides a tea prep and staff toilet.

FLOOR AREA

In accordance with Code of Measuring Practice (6th Edition), we calculate the subjects have the following approximate areas:

Ground Floor: 58.59 sq.m. (630 sq. ft.)

RATES

Reference to the assessors website has shown that the subjects are entered in the current Valuation Roll with a Rateable Value of £8,450.

The property will qualify for 100% Rates Relief through 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

Our clients are looking to lease the property on the basis of a new full repairing and insuring lease for a minimum period of 5 years.

Rental offers in excess of £11,500 per annum are invited.

VAT

All price quoted are exclusive of VAT, where applicable.

EPC

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

ENTRY

Entry is available upon completion of legal formalities.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred during the transaction.

VIEWING & FURTHER INFORMATION

Strictly by prior arrangement with:-

Alister Gibson
0141 352 6415
Alister.gibson@dmhall.co.uk

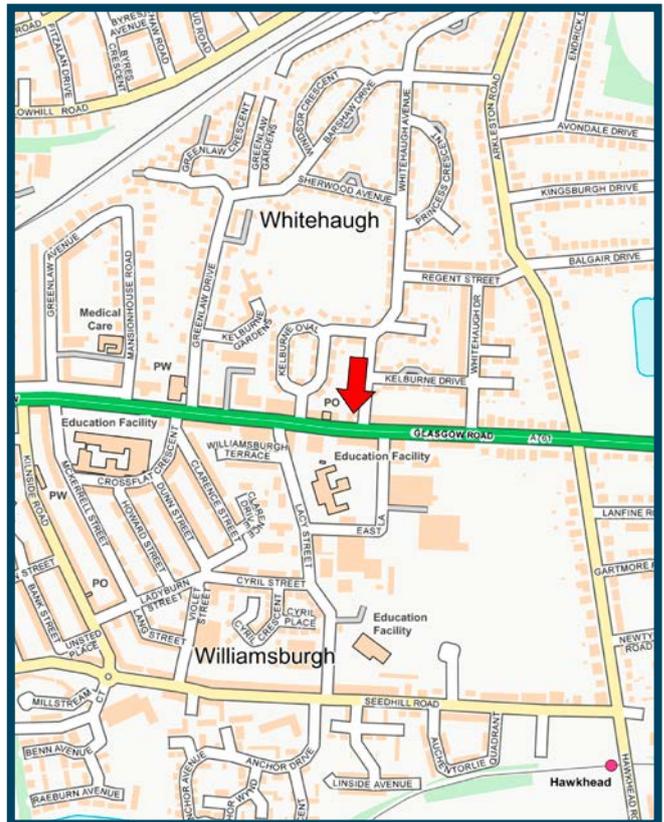
Claire Hutton
0141 352 6406
Claire.hutton@dmhall.co.uk

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WSA1744



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