



TO LET

SECURE YARD

FULBAR ROAD/FERGUSLIE ROAD, PAISLEY, PA2 9AP

- Site of approximately 0.45 hectares (1.1 acres)
- Large portion of the site behind Aldi is fully surfaced.
- Easy access to Paisley town centre and the national motorway network.
- Seeking £20,000 per annum rental.

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LOCATION

The subjects are located in west end of Paisley close to the Linwood area and merely half a mile from Elderslie.

Paisley is Scotland's largest town and is within the administrative area of Renfrewshire Council and has a resident population of around 77,000 persons. Paisley is 12 miles from the City Centre and the subjects are only 3 miles from Glasgow Airport.

DESCRIPTION

The portion of the site shown as "A" on the plan is accessed from Fulbar Road and provides a regular site which is secured with 6ft fencing and is surfaced. This portion of the site would be ideal for outdoor storage, parking and storage of vehicles.

The section of the site shown as "B" actually has frontage onto the A761 which is very prominent and heavy traffic flow area with traffic going east into Paisley town centre, west towards Elderslie and Johnstone and north to and from Linwood Retail Park.

The Aldi store that was recently built has put some restrictions on part B of the site restricting the erection of any buildings to the narrow top end part of the site. This was presumably in order to ensure Aldi's visibility was not affected.

The client is willing to discuss options To Let all of the site, or part of the site.

SIZE

We calculate that the site extends to 0.45 hectares (1.1 acres) approximately.

OFFERS

Our client is seeking rental offers in the region of £20,000 per annum.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred with nay incoming tenant responsible for LBTT, Registration Dues and other outlays.

VIEWING & FURTHER INFORMATION

Further information and viewing is available by contacting the sole agent:-

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DATE OF PUBLICATION

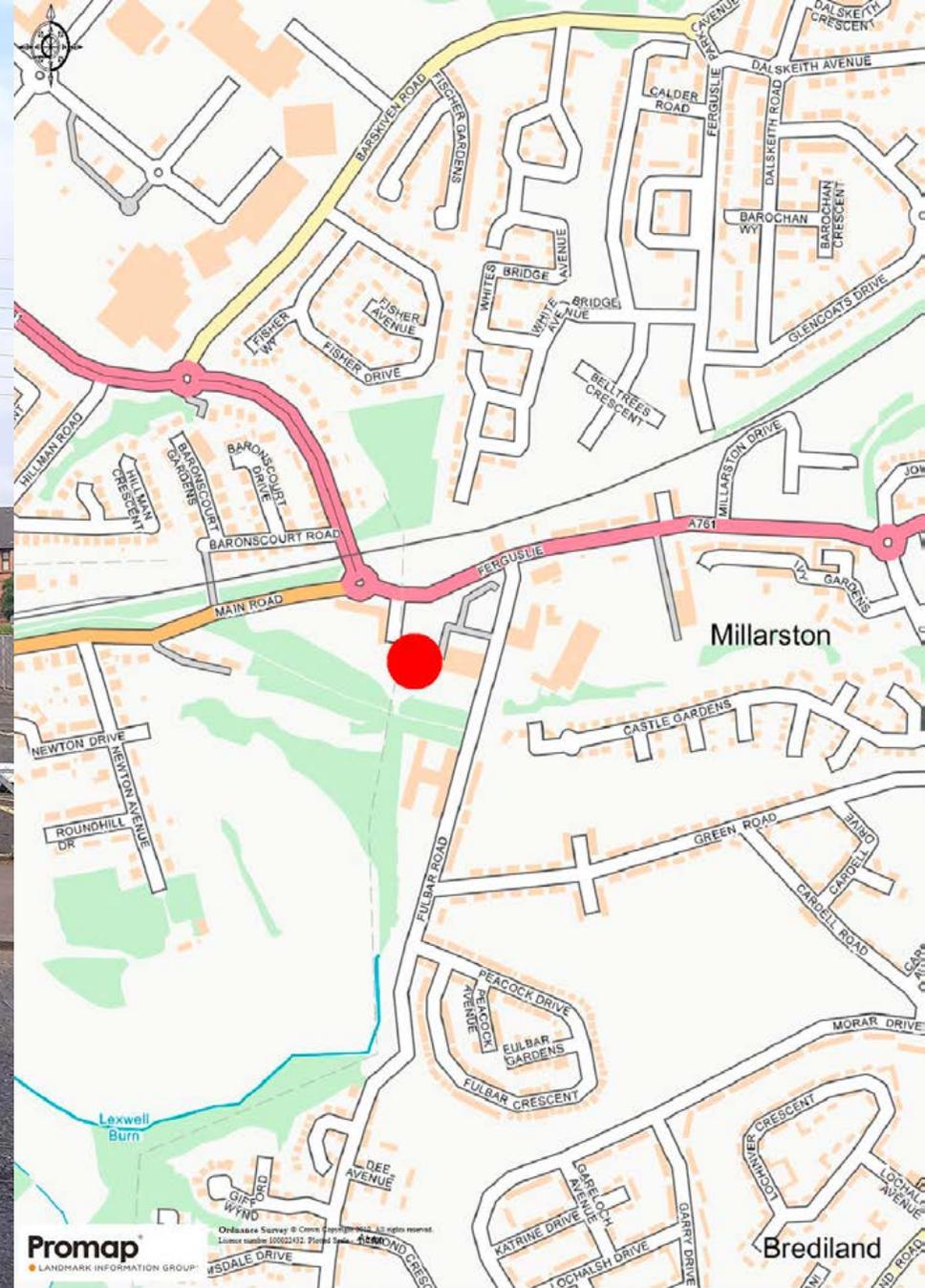
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