

## TO LET – RETAIL UNIT

Unit 4, 1 Paisley Road, Renfrew, PA4 8JH



- PROMINENT RETAIL UNIT, LOCATION WITHIN A PRIME PITCH
- BENEFITS FROM CONSISTENTLY HIGH LEVELS OF FOOTFALL
- WELL CONFIGURED, CORNER, LOCK-UP SHOP

### LOCATION

Renfrew is situated approximately 7 miles west of Glasgow city centre and 2 miles north of Paisley. The town has a resident population in excess of 20,000 persons.

Paisley Road represents the prime retail pitch in Renfrew with several local occupiers in close proximity together with national operators such as **Semi-Chem** and **Coral Bookmakers**.

### ACCOMMODATION

The subjects are configured over ground floor only, occupying a prominent corner position, extending to the following approximate net internal areas:-

Ground Floor	85.75 sq m	923 sq ft
<b>Total</b>	<b>85.75 sq m</b>	<b>923 sq ft</b>

### USE

Class 1 (Retail).

### TERMS

The subjects are available by way of a new full repairing and insuring lease, of negotiable length, incorporating 5 yearly upward only rent reviews.

### RENT

Rental offers in excess of **£16,500 per annum** exclusive are invited.

### RATES

We are verbally informed by the Local Authority that the 2020/21 Rateable Value of the shop is:-

Rateable Value	£13,000
Commercial Rate Poundage	£0.49
(exclusive of water and sewerage rates)	

### EPC

A copy of the EPC will be made available as required.

### LEGAL COSTS

Each party shall be responsible for their own legal costs incurred with this transaction, with the ingoing tenant being responsible for LBTT, registration dues and VAT incurred thereon.

### VAT

All figures are quoted exclusive of VAT.

### VIEWING

Strictly by appointment via the sole letting agent:-

**Reith Lambert**

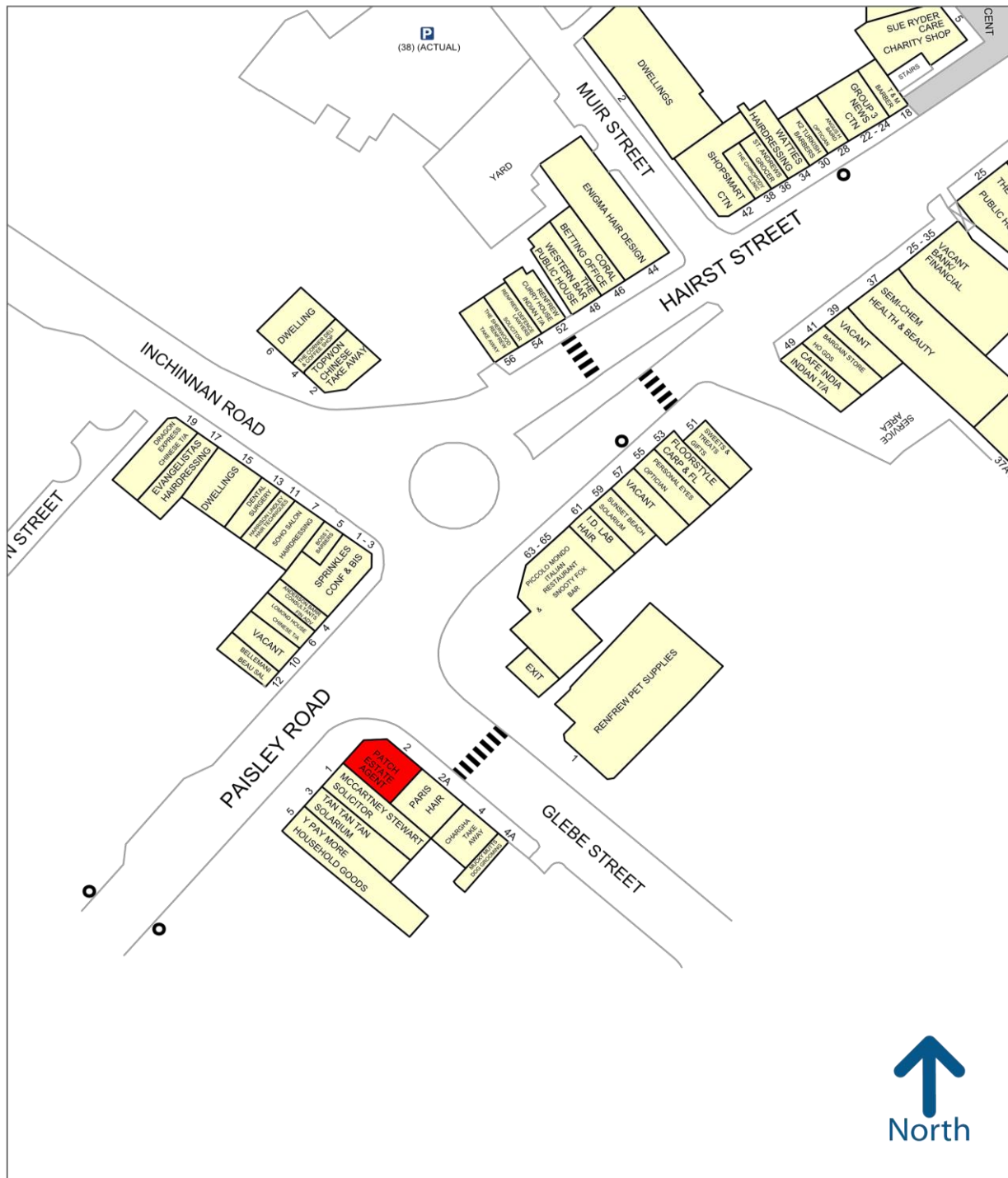
**Richard Ford**

0141 225 5710

[richard@reithlambert.co.uk](mailto:richard@reithlambert.co.uk)

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Not to scale.

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