

TO LET
ALL ENQUIRIES
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1B PAISLEY ROAD

RENFREW
PA4 8JH

No loading
at any time

ON THE INSTRUCTIONS OF

LCP

TO LET

**PROMINENT
RETAIL UNIT
ON MAIN
THOROUGHFARE**

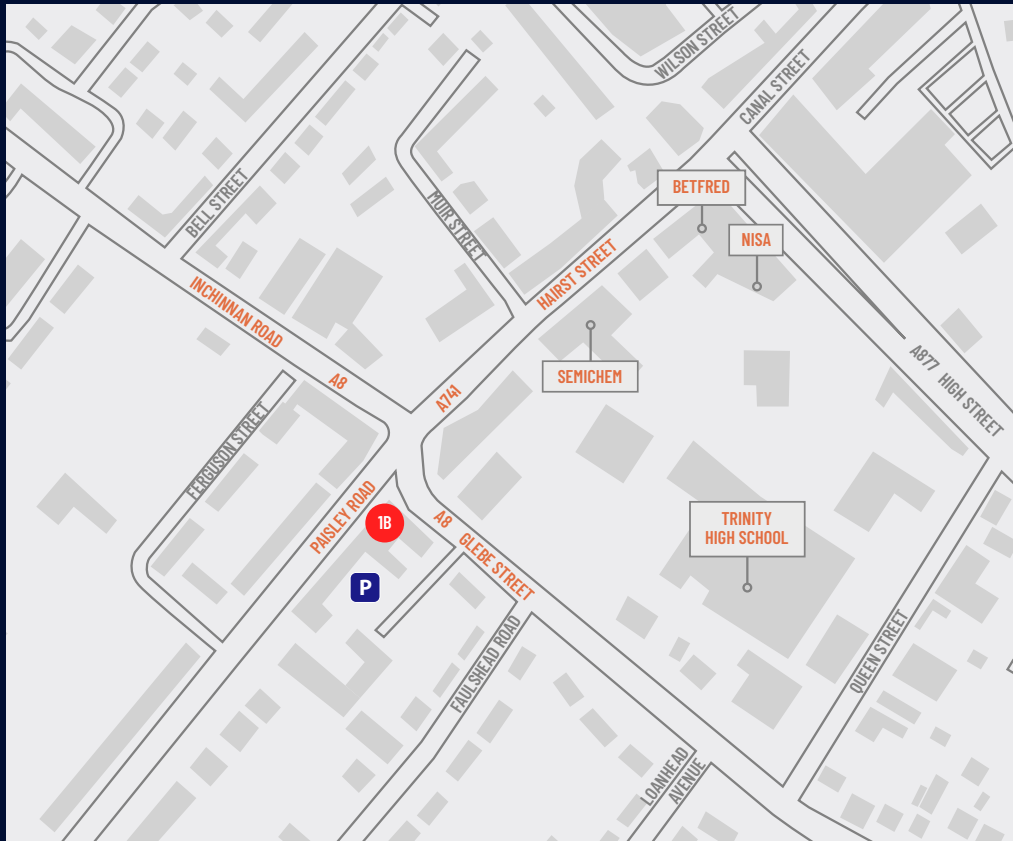
1B PAISLEY ROAD RENFREW PA4 8JH

LOCATION

Renfrew is located to the south of the River Clyde, approximately 6 miles west of Glasgow City Centre and approximately 3 miles to the north of Paisley. The town is located just to the west of the M8 motorway and is readily accessible from both Junctions 26 & 27. The town has a population of approximately 20,250 people and a much wider catchment population.

The subjects are situated on the east side of Paisley Road, just south of its junction with Glebe Street. Paisley Road merges with Hairst Street and is the town's main shopping thoroughfare.

The surrounding area is primarily retail and residential. Trinity High School which teaches 800 pupils is situated a short walk on Glebe Street.



DESCRIPTION

The subject property comprises a ground floor retail unit situated within a two storey building of red sandstone construction, with offices on the upper floor.

Internally the accommodation comprises a main office area, rear store, kitchen and WC. There is a car park immediately to the rear of the premises with approx 30 car parking spaces.

The subjects are situated within a parade of seven similar retail units. Nearby occupiers of note include **Semicem**, **Nisa** and **Betfred**.

ACCOMMODATION

The premises comprise a ground floor only retail unit, extending to the following approximate net internal area:

1B Paisley Road

1B	92.15 sq m	991 sq ft
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RENT

Offers in excess of **£12,500 per annum exclusive** are invited.

RATING

The Rateable Value of the unit is as follows:

Rateable Value £9,700
Commercial Rate Pounding £0.498
(exclusive of water and sewerage rates)

The property may qualify for 100% rates relief subject to meeting eligibility requirements of the Small Business Bonus Scheme.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with this transaction. For the avoidance of doubt, the incoming tenant will be liable for LBTT, Extract Copies and VAT thereon.

USE

Class 1A (Retail).

EPC

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



VAT

All figures are quoted exclusive of VAT.

TERMS

The subjects are offered on the basis of a new, full repairing and insuring lease of negotiable length.

FURTHER INFORMATION

Viewing strictly by appointment via the sole letting agent:

**Reith
Lambert**
Commercial Property Advisers

Richard Ford
richard@reithlambert.co.uk
07834 791 163