

TO LET

ON THE INSTRUCTIONS OF

# PROMINENT **RETAIL UNIT ON MAIN** THOROUGHFARE

ALL ENQUIRIES

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Reith

lamber

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PASE

No loading at any time

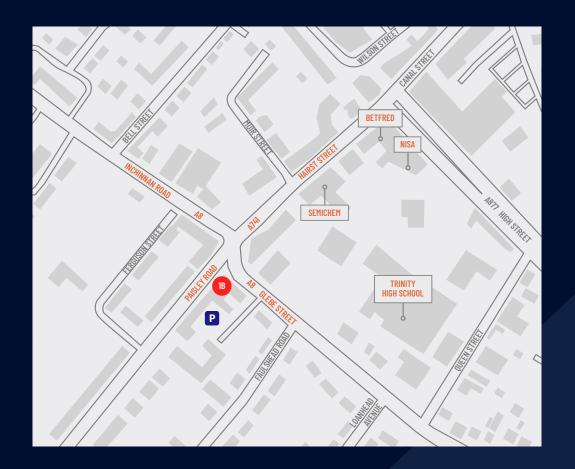
## 1B PAISLEY ROAD RENFREW PA4 8JH

## 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 **Semichem**, **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 Poundage £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 ingoing 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 Cambert

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

Graham + Sibbald for themselves and for the vendor of the property give notice that: i) these particulars of sale are a general outline for the guidance of intending purchasers and do not constitute all or any part of any offer or contract. ii) intending purchasers should satisfy themselves as to the accuracy of descriptions, dimensions, references to condition, permitted use and other details all of which are given without any warranty whatsoever. iii) unless otherwise stated all rents and prices are quoted exclusive of VAT. iv) they have not conducted and are not aware of any investigations into any potential pollution or contamination of the building, land, air, or water and give no warranties whatsoever in respect thereof, of which prospective purchasers should satisfy themselves. v) in accordance with the terms of the Requirements of Writing (Scotland) Act 1995 these particulars are not intended to create any contractual relationship or commitment which can only be entered into by exchange of missives between respective solicitors. Date of Publication: March 2024