



# TO LET/FOR SALE

## TOWN CENTRE OFFICE – POTENTIAL DEVELOPMENT OPPORTUNITY



### 7 Causeyside Street, Paisley, PA1 1UW



- **NIA: 289 sq m (3,111 sq ft)**
- Town Centre Location
- Office accommodation over two floors
- Redevelopment opportunity (subject to planning)
- Prominent corner position
- **Rent £22,000 PAX**
- **Price reduced from £200,000 to £185,000**

#### VIEWING & FURTHER INFORMATION:

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#### LOCATION

The subjects are situated upon the corner of Causeyside Street and Forbes Place within the centre of Paisley Town Centre.

Causeyside Street is a main arterial route through the town of Paisley which carries a high volume of daily passing traffic and a high amount of pedestrian footfall.

Surrounding occupiers comprise a mix of national multiple retailers and niche independents/sole traders including William Hill, Farmfoods, Early Learning Centre, Mothercare, Blend Coffee Shop and Cancer Research UK. The Paisley centre is adjacent to the subject property.

Paisley is Scotland's largest town with a resident population of approximately 76,000. The town is also bidding to be nominated as the UK City of Culture for 2021 and as a result has seen significant investment in recent years.

Paisley is located approximately 7 miles west of Glasgow and benefits from excellent transport links via the M8 motorway and main line rail network. Paisley Gilmour Station is within close proximity which serves Glasgow City Centre as well as the Clyde Coast. Glasgow International Airport is also located within approximately two miles of the subjects.

The town is home to the University of the West of Scotland which has a current student number of 14,730 students, thereby adding to the town's footfall and potential customer base. The town is also the administrative hub for the council district and home to Renfrewshire Council's HQ.

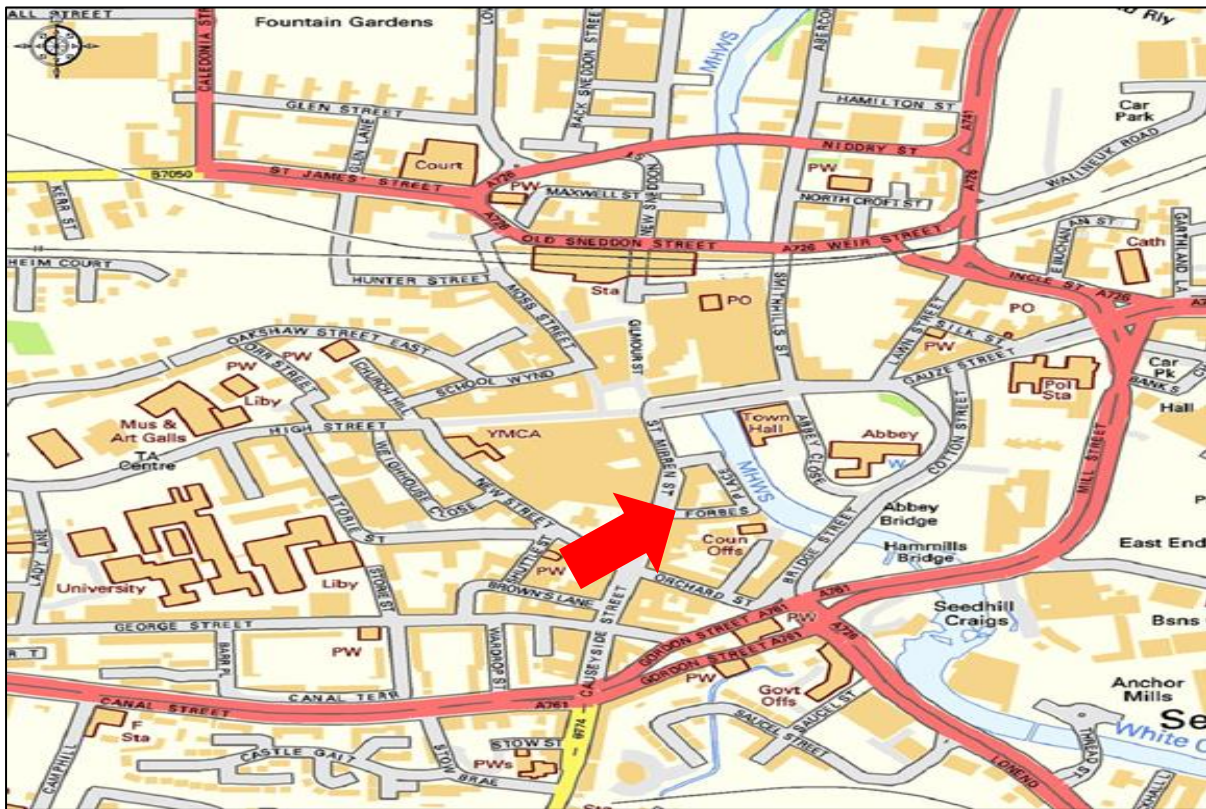


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POTENTIAL DEVELOPMENT  
OPPORTUNITY**



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**Commercial Agency • Commercial Valuation • Development & Trade Related Appraisals • Building Consultancy  
Development & Investment Consultancy • Acquisitions • Dispute Resolution • Rent Reviews  
Compulsory Purchase & Compensation • Rating • Property Management • Commercial EPC**



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#### DESCRIPTION

The property comprises an attractive 3 storey building of traditional construction and is spread over first and second floor of a traditional blonde sandstone building. The ground floor of the building is occupied by Countrywide estate agents and is under separate ownership.

The subjects are accessed from Causeyside Street via a secure entry door system and leading to an internal staircase to the upper levels. Given the internal layout the first and second floor could be let separately to different tenants. Each floor provides a mix of open plan and cellular office space with designated WC facilities located on each floor landing.

Each suite benefits from a number of large window units which allows a high degree of natural daylight into the subjects.

Given the internal layout and location of the property it may lend its self to redevelopment to residential or a HMO. However, all necessary consents and planning should be obtained from the local authority.

#### ACCOMMODATION

From measurements taken on site and in accordance with the RICS code of measuring practice (6<sup>th</sup> edition), we calculate the subjects extend as follows:

Approximate Net Internal Area:

First Floor	152 sq m	1636 sq ft
Second Floor	137 sq m	1475 sq ft
<b>Total</b>	<b>289 sq m</b>	<b>3111 sq ft</b>

#### EPC

A copy of the energy performance certificate can be provided to interested parties upon request.

#### RENT

Our client is seeking **offers of £22,000 per annum exclusive of VAT** for a lease of the total accommodation over first and second floor.

#### PRICE

We are seeking offers of **£185,000 exclusive of VAT** for our client's heritable interest

#### PLANNING

We understand that the property has Planning Consent for its existing use. The property may suit alternative uses subject to obtaining all necessary planning consents. It will be incumbent upon any purchaser or tenant to satisfy themselves in this respect.

#### VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

#### RATING

The premises are entered in the current Valuation Roll as follows:

First Floor - **£12,000**

Second Floor - **£9,600**

If a tenant qualifies for the Small Business Bonus Scheme they will benefit from 100% rates relief.

#### LEGAL COSTS

Please note that the incoming tenant will be responsible for our client's reasonably incurred legal costs relative to the transaction.

#### VIEWING

For further information or viewing arrangements please contact the sole agents:

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E: Fraser Smith - [f.smith@shepherd.co.uk](mailto:f.smith@shepherd.co.uk)

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