

# Colin Ely & Company

Chartered Surveyors



## TO LET

## 71 CAUSEYSIDE STREET, PAISLEY

## LOCATION

The property is located on the east side of Causeyside Street close to its junctions with Canal and Gordon Streets, all busy arterial routes approximately one-quarter mile south of the centre of Paisley.

Surrounding properties are predominately tenemental with commercial uses on the ground floors and residential above. Nearby occupiers are predominately local traders, including **William Hill; Bookmakers; Castle Residential Estate Agents; Polly Rose (Ladieswear); The Tea Garden Tavern.**

The location is well served by public transport with bus routes on all major roads in the immediate area; and Paisley Gilmour Street and Canal Street railway stations are located nearby.

## DESCRIPTION

The premises comprise part of the ground and basement floors of a traditional four storey over basement blonde sandstone fronted tenement with residential flats above.

Externally the property has single display window over a brick effect stall riser, with a single timber entrance door adjacent. An externally mounted steel roller shutter covers both door and window.

Internally the ground floor of the unit is fitted out as a beautician and nail bar, with the sales areas to the front having stained timber laminate floorcoverings; wallpapered walls; and a false ceiling incorporating spot lighting. The rear area, used as a staff area, is similarly decorated. There is a small toilet compartment with a single WC unit situated off the rear area.

The basement is accessed by a wide carpeted timber stair; and is fitted out with several treatment areas finished in similar style to the ground floor.

## USE

The premises were formerly used as a retail shop. Other uses could be available subject to planning.



## AVAILABLE ACCOMMODATION

The property has a net internal area of **358 sq.ft. (33.26 m<sup>2</sup>)** at ground level; and **250 sq.ft. (23.23 m<sup>2</sup>)** in the basement.

## RATABLE VALUE

The property is currently assessed at NAV £5,300. This is below the SBBS threshold, and any qualifying occupier will be eligible for 100% rates relief.

## EPC

An EPC has been commissioned and can be provided to interested parties.

## LEASE TERMS

The property is offered on a long-term full repairing and insuring lease terms, with rental offers in the region of **£8,650 per annum.**

## ENTRY

By arrangement.

## VIEWING AND FURTHER INFORMATION

On application to the sole agents:

Colin Ely & Company  
Chartered Surveyors  
40 St. Enoch Square  
Glasgow G1 4DH

Tel: 0141 - 221 5233  
e-mail: colin.ely@btconnect.com

## PROPERTY MISDESCRIPTIONS ACT (1991)

1. The information contained within these particulars has been checked and unless otherwise stated is understood to be materially correct as at the date of publication. After these details have been printed, circumstances may change outwith our control. When we become aware of any material change we will advise all enquirers accordingly.
2. Date of publication: September 2019