

TO LET

OFFICE/RETAIL UNIT

25 Causeyside St, Paisley, PA1 1UL



- NIA: **83.45 sq m (898 sq ft)**
- Attractive town centre location
- Car parking available
- Close proximity to University of west of Scotland
- May qualify for 100% rates relief
- **Rent: £18,000 P.A.X**

VIEWING & FURTHER INFORMATION:

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LOCATION

The subjects are located within the town of Paisley. Paisley is Scotland's largest town with a resident population of approximately **76,000** (the town has also benefited from recent investment with a bid to be the City of Culture). The subjects are located upon Causeyside Street which is situated next to High Street, Paisley's main retailing area. Occupiers within the nearby vicinity include: **Marks & Spencer, Money Station, Sports Direct, Thorntons** and **Lloyds Pharmacy** as well as a mix of national multiple retailers and niche independents/sole traders.

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 from the subjects.

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

DESCRIPTION

The property comprises a ground floor retail unit within a 4 storey traditional sandstone tenement building. The property benefits from a high degree of natural daylight by means of large double glazed shopfront.

The accommodation accessed via a pedestrian timber entrance situated directly from Causeyside Street. The unit consists of a large open plan office area with two smaller glass partitioned rooms. Both disabled and general use WC facilities are located to the rear of the property.

A store room is also located to the rear of the property as well as rear access leading to the car park at the rear. At present there is one car parking space however, further spaces can be made available on separate negotiation.

RENT

We are seeking an annual rent of **£18,000 per annum exclusive of VAT** for a standard FRI lease of flexible duration.

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ACCOMMODATION

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

Total Net Internal Area – 83.45 sq m (898 sq ft)

RATING

The premise are entered into the current Valuation Roll with a rateable value of **£14,800**.

As the rateable value is below £15,000, the property will currently benefit from a zero rates liability in terms of the Small Business Bonus scheme, if the occupier meets the required criteria.

EPC

The property has a EPC rating of 'E'.

A copy of the Energy performance Certificate can be provided upon request.

VAT

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

LEGAL COSTS

Each party responsible for their own legal costs relative to the transaction.

VIEWING

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

A: Shepherd Chartered Surveyors,
5th Floor, 80 St. Vincent Street, Glasgow, G2 5UB

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