

# TO LET

## OFFICE/STUDIO

**4 Orr Square, Paisley, PA1 2DL**

- NIA: **147 sq m (1,582 sq ft)**
- Attractive town centre location
- On street car parking available
- Previously occupied by beauty salon
- Close proximity to university
- **Rent: £10,000 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 the bid to be the City of Culture. The subjects are located upon Orr Square which is accessed from High Street, Paisley's main retailing area, key occupiers on the High Street are as follows: **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 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. The town is also the administrative hub for the council district and home to Renfrewshire Council's HQ.

### DESCRIPTION

The property comprises a traditional two storey building located off Paisley High Street. The property benefits from a high degree of natural daylight by means of large windows to the front and the rear of the property.

The accommodation is entered from a timber entrance door leading to a vestibule area. On the ground floor level is a large open plan salon area with a two smaller treatment rooms. WC facilities are located on the ground floor level as well as further WC facilities at 1<sup>st</sup> floor level. An internal staircase leads to the first floor level, where there is a large room located to the front of the property. Towards the rear of the property is another large treatment beauty room. The space is flexible and could accommodate a number of tenant requirements.

### RENT

We are seeking an annual rent of **£10,000 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 (6<sup>th</sup> edition), we calculate the subjects extend as follows:

**Total Net Internal Area – 147 sq m (1,582 sq ft)**

### RATING

The premises are entered into the current Valuation Roll with the following rateable value: **£7800** Ground Floor & **£6,700** First Floor.

### 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 prospective tenant to satisfy themselves in this respect.

### EPC

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

T: 0141 331 2807

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

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