



FOR SALE / MAY LEASE

MID TERRACE RETAIL UNIT

21 Gauze Street, Paisley, PA1 1ES

Mid Terrace retail unit in popular location.

Class 2 (Office) consent

Open plan sales area

Net Internal area of 129.59 sq.m. (1,394 sq.ft.)

Offers in excess of £150,000, ex VAT

Rental offers are invited

LOCATION

Gauze Street connects the A726 with High Street, within Paisley Town Centre.

Paisley is approximately 6 miles south west of Glasgow City Centre, which can be accessed via a number of routes, including the M8 and A761.

Nearby occupiers include Dominos, Morrisons Bed Centre and National Tyres & Autocare along with a number of local operators.

DESCRIPTION

The subjects comprise a mid-terraced retail unit forming part of a three storey building of concrete construction, under a flat roof overlaid in felt.

Internally, the subjects are regular in shape and provide an open plan sales area with staff facilities and storage to the rear.

FLOOR AREA

From measurements taken on site we calculate the property to extend to the following Net Internal floor area:

Net Internal area of 129.59sq.m. (1,394 sq.ft.)

RATES

Reference to the assessors' website has shown that the subjects are entered in the current Valuation Roll with a Rateable Value of £20,000.

Please note that a new occupier has the right to appeal the current assessment.

SALE TERMS

Our client is seeking offers in excess of £150,000 for their heritable interest in the subject property.

RENT

Rental offers in excess of £16,000 per annum are invited.

VAT

All prices are quote exclusive of VAT.

EPC

A copy of the Energy Performance Certificate is available upon request.

ENTRY

Entry is available upon completion of legal formalities.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred during the transaction.

VIEWING & FURTHER INFORMATION:

Strictly by prior arrangement with:-

Alister Gibson
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Alister.gibson@dmhall.co.uk

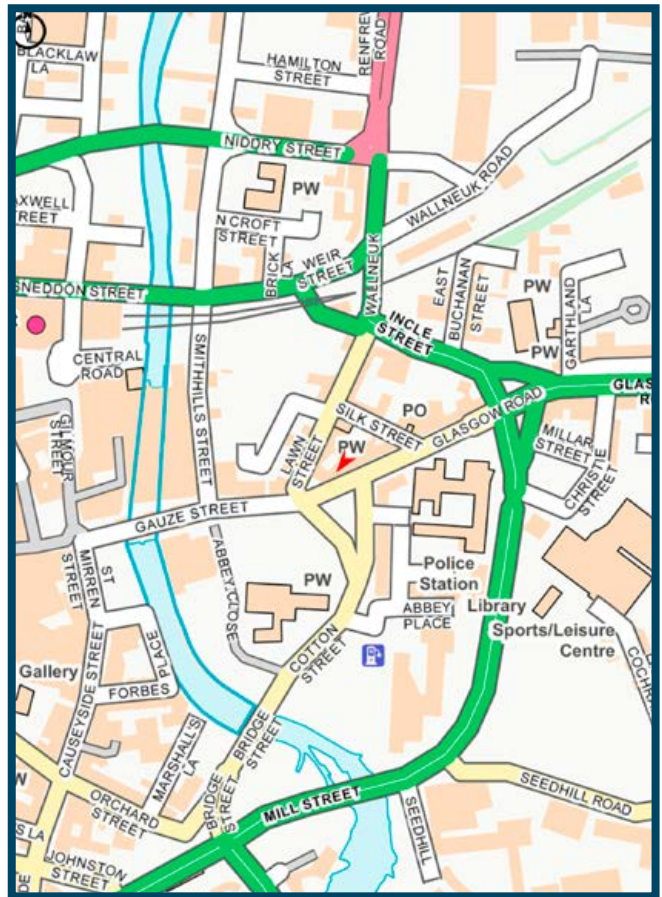
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REFERENCE

WSAXXX



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