

COMMERCIAL, LEISURE OR RESIDENTIAL DEVELOPMENT OPPORTUNITY TO LET / MAY SELL



2 FERRY ROAD
RENFREW
PA4 8RH

- POTENTIAL FOR COMMERCIAL/RESIDENTIAL DEVELOPMENT
 - EXCELLENT PARKING FACILITIES
 - GIA 677M² (7,285FT²)



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2 FERRY ROAD, RENFREW, PA4 8RH

COMMERCIAL, LEISURE OR RESIDENTIAL DEVELOPMENT OPPORTUNITY

LOCATION

The property is located in the town of Renfrew which is approximately 8 miles west of Glasgow city centre.

The property occupies a prominent position at the junction of Ferry Road, Station Road and Canal Street. The property is in close proximity to all local amenities, adjoining Hairst Street, the main retailing stretch within Renfrew town centre.

The immediate surrounding area comprises a mix of Local Authority housing and industrial units.



DESCRIPTION

The property comprises a detached former cinema hall constructed circa 1900, which is arranged over two storeys. The walls are of brick construction with render finish set beneath a pitched and hipped roof.

Internally, the property comprises an entrance leading into a large Bingo Hall to the rear with associated bar, seating area and stores. Dedicated male and female toilets are contained within a single storey lean-to extension.

ACCOMMODATION

In accordance with the current RICS Code of Measuring Practice (6th Edition) we calculate the approximate Gross Internal Areas to be as follows:

677m² (7,285ft²)

RATEABLE VALUE

The property is currently entered in the Valuation Roll with a Rateable Value of £11,500.

PLANNING

The premises are presently used as a Bingo Hall with consent for leisure use.

ASKING TERMS

The property is offered To Let on a new Full Repairing and Insuring lease for the term to be agreed.

Alternatively, offers are invited to purchase the outright ownership of the property.

V.A.T

Unless otherwise stated all figures, prices, etc are quoted exclusive of VAT.

VIEWING/FURTHER INFORMATION

All enquiries should be made directly to joint marketing agents.

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