

# Colin Ely & Company

Chartered Surveyors

Homeflair / 99p AND MORE

TO LET

64 CAUSEYSIDE STREET,

PAISLEY

## LOCATION

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

Nearby occupiers are predominately local traders, including **David Russell Hairdresser; Dooley Cycles; Castle Residential Estate Agents; Manhattan's Bar..**

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 is located nearby.

## DESCRIPTION

The premises comprise an extended ground floor shop unit with a partial rear mezzanine. The front section forms part of a two storey and attic building with residential flats above; and a single and two storey brick built extension to the rear.

Externally the main shop unit has a traditional shopfront with three display windows and a double timber entrance door all set in a painted fascia, all protected by steel roller shutters.

Internally the property is fitted out as a general store, with the sales areas having a mixture of carpeted and lino / vinyl floorcoverings; racked and fitted walls; and false tiled ceilings with a mixture of light fitments. The rear storage area is down to timber floors, bare brick or plasterboard walls, and plastered / boarded ceilings.

There is a small toilet compartment with a single WC unit situated off the rear saloon, and a small office.

## USE

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

## AVAILABLE ACCOMMODATION

From measurements taken on site we would calculate that the property has a net internal area of **1,951 sq.ft. (181.25 m<sup>2</sup>)**. This excludes the upper floor / mezzanine which we understand extends to some 677 sq.ft. / 62.93 m<sup>2</sup>



## RATABLE VALUE

The property is currently assessed at NAV £13,900. 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 **£12,000 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: August 2019