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**FOR SALE**

**26 Glasgow Road  
PAISLEY PA1 3QH**

- Established Retail Location
- Immediately to the West of Paisley Grammar School
- Class 2 Consent
- Eligible for Small Business Bonus Scheme
- High Traffic Volume

Commercial Valuation | Agency | Investment Advice  
Building Consultancy | Lease Renewals and Rent Review | Energy Reports



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## LOCATION

The property is located on the south most side of Glasgow Road between McKerrell Street and Kilnside Road in a prospering area to the east of Paisley town centre. It lies immediately to the west of Paisley Grammar School and to the east of Council Offices currently occupied by Renfrewshire Valuation Joint Board. Occupiers that form part of the parade include a pharmacy, hairdresser, opticians and a convenience store.

## DESCRIPTION

The property comprises a ground floor Class 2 retail unit contained within a 4 storey sandstone tenement building. The unit has excellent frontage allowing ample natural light into the premises.

## EPC

Energy Performance Indicator - F

## ACCOMMODATION

The accommodation comprises a well-proportioned office/retail space, kitchen, back office and 2 w.c.'s.

## FLOOR AREA

We have calculated the net internal floor area of the property at 64.8 sq. m. (693 sq. ft.) or thereby.

## VIEWING AND FURTHER INFORMATION

By appointment through the sole letting agent Allied Surveyors Scotland plc.

Gregor Hinks / Grant Strang | Tel. 0141 337 7575

[gregor.hinks@alliedsurveyorsscotland.com](mailto:gregor.hinks@alliedsurveyorsscotland.com)

[grant.strang@alliedsurveyorsscotland.com](mailto:grant.strang@alliedsurveyorsscotland.com)

## PRICE

Our client is seeking offers in excess of £95,000 for their heritable interest with outright ownership.

## RATEABLE VALUE

The property is entered in the Valuation Roll as having a Rateable Value of £7,800.

The property is therefore eligible for 100% rates relief under the Small Business Bonus Scheme.

## VAT

Not applicable.

## OFFERS

In the normal form addressed to this office.

## LEGAL COSTS

Each party to bear their own legal costs.

## DATE OF ENTRY

To be mutually agreed.

