







# **FOR SALE**

26 Glasgow Road PAISLEY PA1 3QH

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



## **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 Renfrewshire Valuation Joint Board. Occupiers that form part of parade include the 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.

## **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**

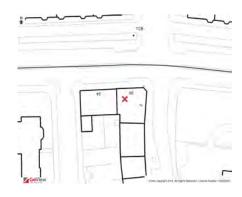
In the normal form addressed to this office.

## **LEGAL COSTS**

Each party to bear their own legal costs.

# **DATE OF ENTRY**

To be mutually agreed.







## VIEWING AND FURTHER INFORMATION

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

Gregor Hinks / Grant Strang | Tel. 0141 337 7575

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