

For Sale

27 Canal Street, Renfrew, PA4 8QG



Location

The property is located in Renfrew, within Renfrewshire County and is located approximately 8 miles west of Glasgow city centre.

Renfrew is easily accessible via the M8 motorway, benefits from frequent bus services and is c.2 miles east of Glasgow Airport.

Nearby occupiers are a mix of national and local. Aldi, Subway, TSB and Bank of Scotland all have a presence on the main street, alongside a number of independent hair and beauty salons.

The adjoining properties generally comprise retail at ground floor and residential above.

The Braehead Shopping Centre, c. 0.5 miles from the subjects is a mixed commercial development with national retail offerings and leisure facilities including a dry ski slope, cinema and tenpin bowling.

Description

The property comprises a single storey end of terrace brick building with rounded return frontage and flat roof. There is a small garden ground area to the rear accessible via the fire exit or an external gate to the north of the site.

The property occupies a prominent corner position and provides good retail frontage.

Accommodation

The Net Internal Area of the unit has been measured in accordance with the RICS Code of Measuring Practice (6th Edition), as follows:

Floor	SQ M	SQ FT
Ground floor	213.96	2,303

Guide Price & Tenure

Offers over £160,000 are sought for our client's heritable interest in the site.

All notes of interest must be made in writing to Avison Young as a closing date will be set.

Planning

The property has been operating as a bank, therefore we understand has Class 2 Planning Use, providing permitted change to Class 1 (Shops). Interested parties should make their own enquiries to the relevant planning department. The property is located within a conservation area.

Rates

We understand that the property is assessed as follows:

Rateable Value: £21,500

UBR (2018/2019): 49p

Rates Payable: c. £10,535 per annum

Legal Costs

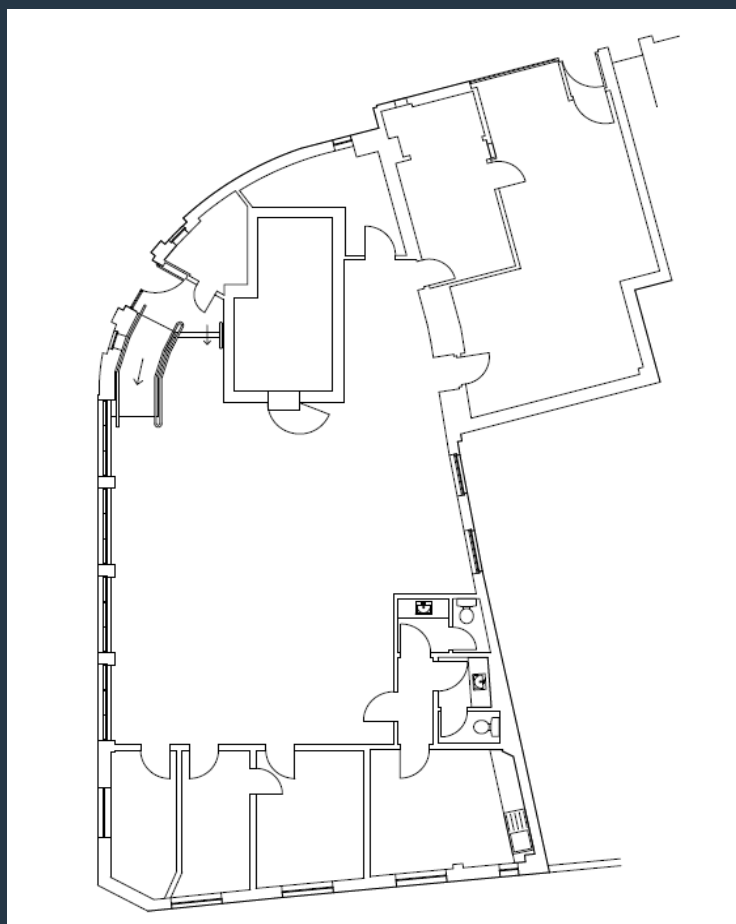
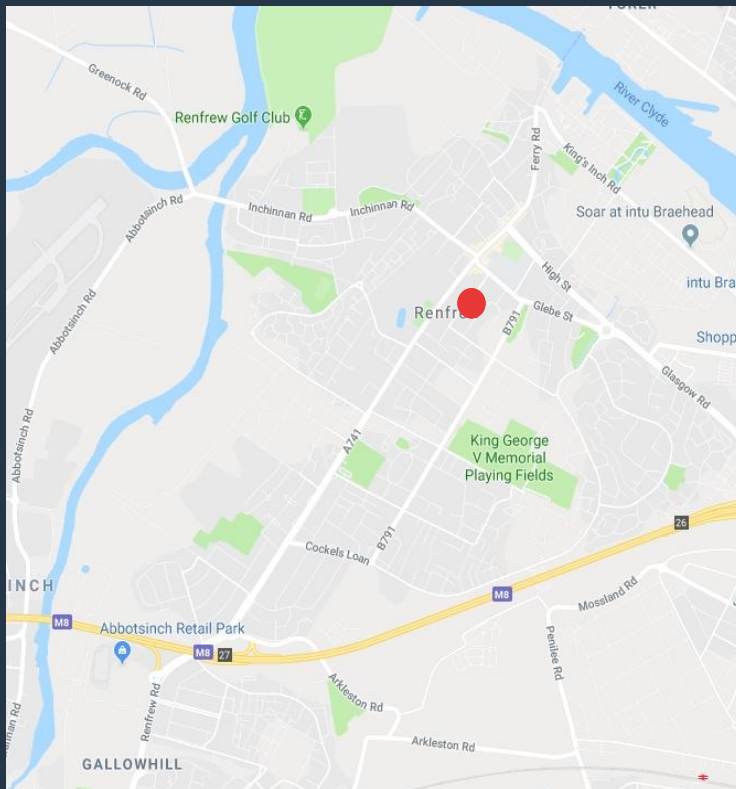
Each party will bear their own legal costs involved in this transaction.

EPC

This property has an EPC rating of "F" with a score of 94. A certificate is available upon request.

VAT

We understand the property is not elected for VAT therefore no VAT will be applicable on the purchase price.



Avison Young

Quayside House, 127 Fountainbridge, Edinburgh EH3 9QG

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