

**FOR SALE
TO LET**



64 Espedair Street | PAISLEY | PA2 6RW

To Let/ For Sale
2149 sqft (199.64 sqm)

**Griffin
Webster**
PROPERTY CONSULTANTS

Location

Paisley is one of Scotlands largest towns is situated approximately 6 miles west of Glasgow and is of course the birthplace of Paisley pattern, has a population of around 80,000 people, and is well connected to the Scottish motorway and rail networks as well as Glasgow Airport.

The property is located just off the main arterial route into the city.

Description

The premises comprise the whole of a substantial 1950's-built property with brick façade Internally the ground floor comprises a number of offices fitted out to a grade 2 standard with suspended fluorescent lighting plaster walls and carpeted floor finishes. Toilets and staff accommodation are provided on the 1st floor where additional offices as well as the tea preparation area can be found.

Accommodation

From measurements taken on site we would calculate the dimensions and accommodation as follows:

Ground Front 56.14 m2 (604.30 sq.ft.)

Ground Rear 47.29 m2 (508.07 sq.ft.)

First 96.35 m2 (1,037.13 sq.ft.)

Rating

The property is currently assessed as follows :

Ground, Front. NAV £4,211

Ground Rear NAV £3,369

First. NAV £6,504

Lease Terms

Our clients are seeking to lease the premises on full repairing and insuring terms at a rent of £22,000 per annum exclusive. Or alternatively offers are invited for the heritable interest exclusive of VAT in the region of £185,000.00

USE

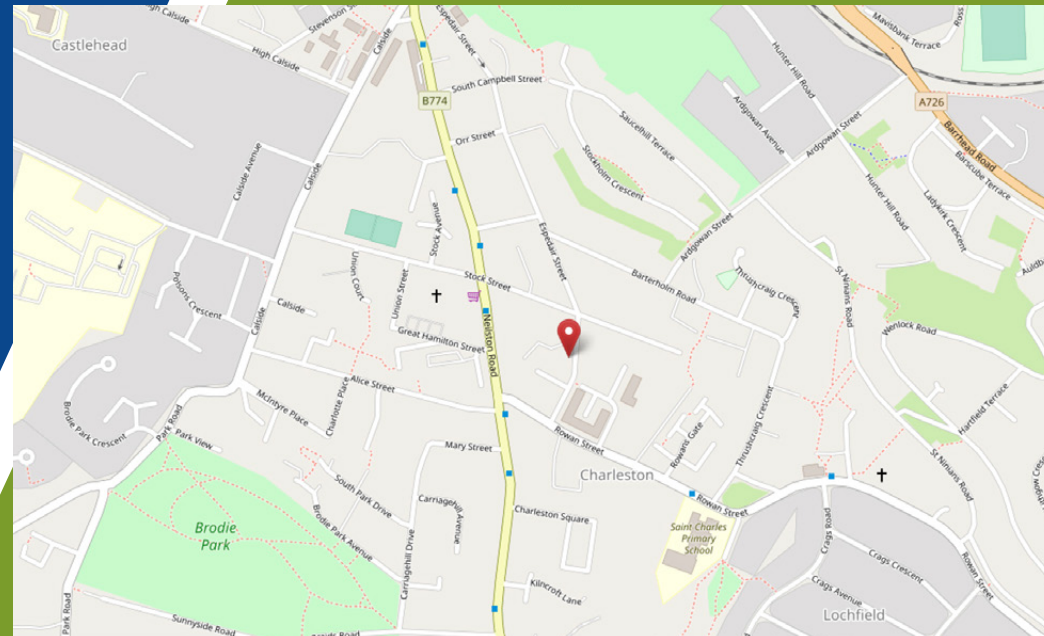
In terms of use, the premises have Class 4 consent.

Entry

By arrangement

Anti Money Laundering Regulations

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 are now in force. Consequently, Griffin Webster Property Consultants are required to carry out due diligence not only on our clients but also on any purchaser or occupiers. Following acceptance of an offer, as a minimum a prospective purchaser / occupier will be required to provide proof of identity, residence and proof of funds before the transaction can complete.



Strictly by prior arrangement with the letting agents.

Call Greg Dykes

07447 983400 or

email:

greg@griffinwebster.co.uk

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