



TO LET

RETAIL UNIT - CLASS 1A ONLY

2 County Place, Paisley, PA1 1BN

Retail unit in prominent town centre location.

Excellent transport links, with Gilmour Street Station within walking distance.

Net Internal Area of 44.07 sq.m (474 sq.ft).

Class 3 uses not considered.

Offers in excess of £12,000 per annum are invited.

LOCATION

The property is located on the south side of County Place, placed between the junctions with County Square and Gilmour Street.

The surrounding area is mixed in nature, with commercial units on the ground floor with residential above. Local occupiers include Weatherspoon's, RS McColl's and independent traders.

The surrounding area, along with other parts of Paisley, is under going a rejuvenation project.

The approximate location of the subjects is shown on the appended street plan.

DESCRIPTION

The property comprises a retail unit occupying the ground floor of a 3-storey tenement building of sandstone construction.

Access is granted through a single wooden door with large display windows located to either side. The door is protected by storm doors.

Internally, the unit is open plan with a fire exit and toilet facilities located to the rear.

ACCOMODATION

According to our calculations, the subjects have a total Net Internal Area of 44.07 sq.m (474 sq.ft) approximately.

RATES

Rateable Value - £9,800

The subjects benefit from 100% rates relief under the Small Business Bonus Scheme, subject to applicant status.

LEASE TERMS

Offers in excess of £12,000 per annum are invited.

VAT

All prices quoted are exclusive of VAT, where applicable.

EPC

A copy of the Energy Performance Certificate is available upon request.

ENTRY

Entry is available upon completion of legal formalities.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred during the transaction.

VIEWING & FURTHER INFORMATION

Strictly by prior arrangement with:-

Leah Sellers

Tel: 07879 626 448

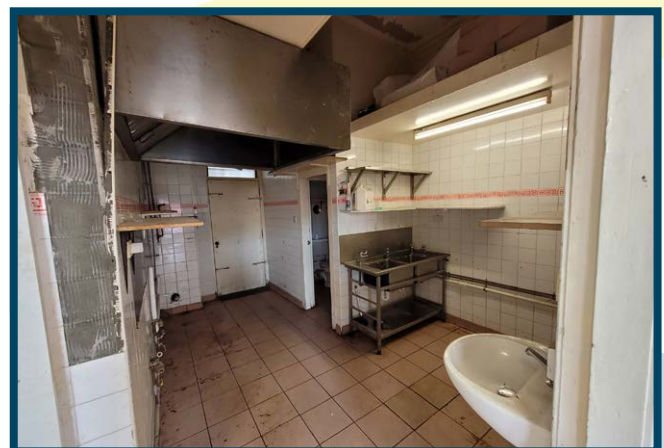
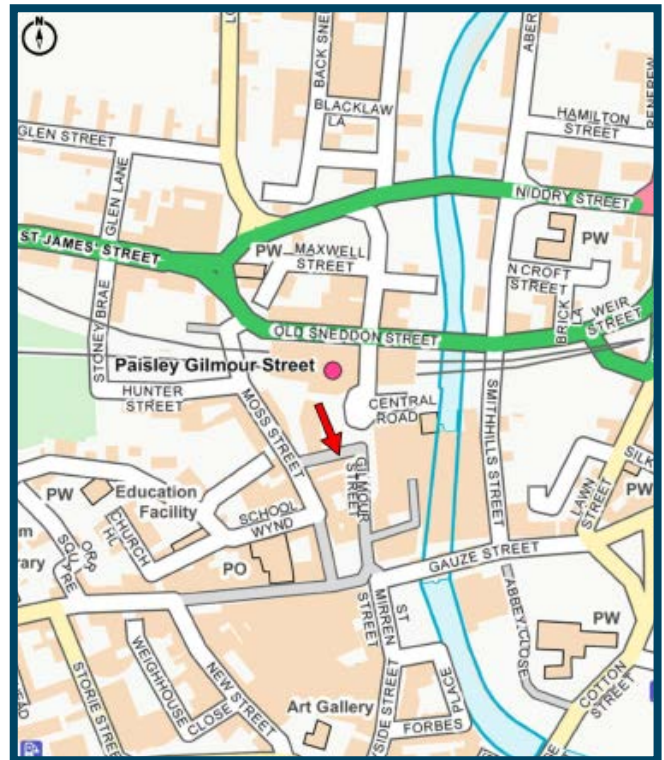
e-mail: leah.sellers@dmhall.co.uk

OR

Claire Hutton

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