DM HALL

For Sale

High Yielding Café Investment

65 High Street, Paisley, PA1 2AS



143.13 sq.m (1,541 sq.ft)

Property Details

- Prominent corner position in Paisley Town Centre
- Close to a University, Museum & Art Gallery, and Town Centre shops
- Well-presented café premises
- Net internal floor area 143.13 sq.m (1,541 sq.ft) over two floors
- Rent £22,500pa with 7 years unexpired
- Offers over £170,000 are invited
- Net initial yield 13%

Location

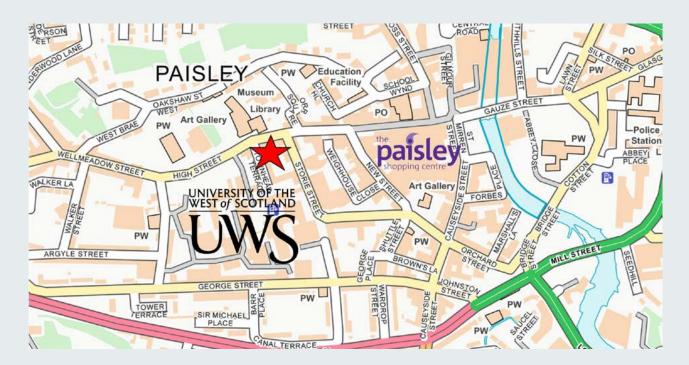
High Street is a busy commercial location within Paisley Town Centre with the property located at its western end, at the junction with Townhead Terrace. University of the West of Scotland lies nearby, with the Paisley Museum & Art Gallery located opposite the property.

The University of the West of Scotland (UWS), West College Scotland, Renfrewshire Council HQ and the main courts are all within a short walking distance and the immediate area, including the former Paisley Shopping Centre, is subject to regeneration and repurposing into a mixed-use commercial, residential and student accommodation area.

Description

65 High Street is a corner positioned café premises contained over the ground and basement floors of a traditional four storey red sandstone building with private flats above.

The café is well presented with an open plan seating area, customer toilets and a kitchen to the rear, with internal staircase access to the basement that is used for storage with extra toilets.





Property Details

The building extends to the following net internal floor

Floor	sq m	sq ft
Ground (NIA)	69.77	751
First	73.39	790
Total	143.13	1,541

The rateable value is £12,000 allowing 100% rates relief, subject to occupier status.

Tenancy

The property is leased to an individual (t/a Cardosi's Espresso Bar) on a 20-year full repairing and insuring lease, expiring 31st August 2029. The current rent is £22,500 per annum.

Price

Offers over £170,000 are invited, which would show a net initial yield of 13% after standard costs.

EPC

EPC available upon request.

Legal costs

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



Make an enquiry

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