

176 PAISLEY ROAD, RENFREW, PA4 8DS



SITUATED ON BUSY THOROUGHFARE



- Adjacent To Renfrew Leisure Centre
- Ground Floor
- 678sq ft
- Class 1 Consent
- Rates & V.A.T. Free
- Rent £12,000p.a.

LOCATION

The property is situated on the west side of Paisley Road adjacent to Renfrew Leisure Centre at its junction with Viewpark Gardens .

Renfrew is located to the south of the River Clyde, approximately 6 miles west of Glasgow City Centre and approximately 3 miles to the north of Paisley. The town is located just to the west of the M8 motorway and is readily accessible from both Junctions 26 & 27. The town has a population of approximately 20,250 people and a much wider catchment population. Neighbouring occupiers include Boots Pharmacy, Scottish Fire & Rescue, Moss Pharmacy and Co-op.

PROPERTY

The property comprises a mid terraced retail unit within a larger single storey commercial parade surmounted by a pitched roof.

Offering a twin display window flanking the centrally located entrance door, the property offers excellent frontage with superb natural light penetrating the main retailing area. Internally the property is presented with an open plan retailing space to the front with partition to the rear to form store room and w.c facility. The property also benefits from accessible attic storage.

The property would benefit from basic refurbishment to suit any incoming tenants business requirements.

AREA

The property has been calculated to extend to the following internal area

63sqm (678sq ft)

NAV/RV

£8,000

The property qualifies for rates exemption under the small business bonus scheme

RENT

The property is available on a new full repairing and insuring head lease for a negotiable term for £12,000per annum

V.A.T

The property has not been elected for V.A.T.





E.P.C.

Available on request

LEGAL

Each party shall bear their own legal costs incurred in the transaction

TITLE

Available on request

ANTI-MONEY LAUNDERING

In order to comply with anti-money laundering legislation, the successful tenant will be required to provide certain identification documents. The required documents will be confirmed to and requested at the relevant time.



Jas Aujla 07810 717229 (jas@tsapc.co.uk)
Will Rennie 07581 396092 (will@tsapc.co.uk)

General: 0141 237 4324 (info@tsapc.co.uk)

162 Buchanan Street
Glasgow G1 2LL



PROPERTY MISDESCRIPTIONS ACT 1991: The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change out with our control. When we are advised of any change we will inform all enquiries at the earliest opportunity.