

1C PAISLEY ROAD

RENFREW
PA4 8JH



ON THE INSTRUCTIONS OF
LCP.
part of M'Core

FOR SALE / MAY LET

**SELF CONTAINED
OFFICE**

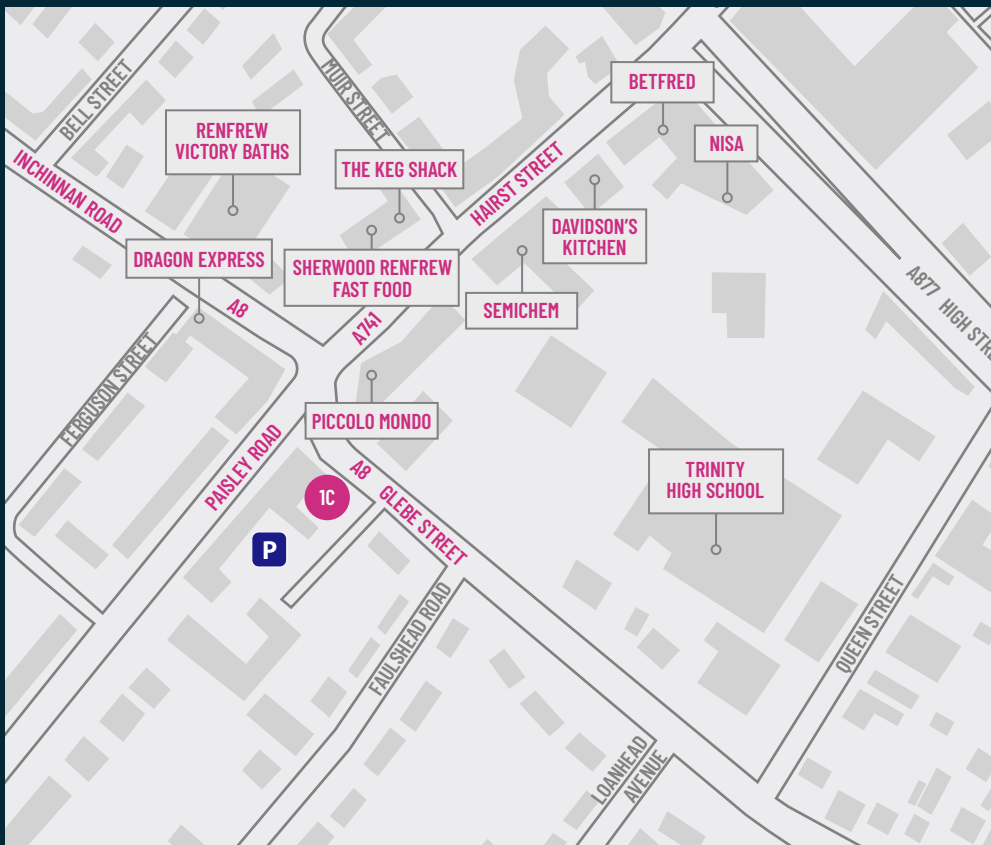
1C PAISLEY ROAD RENFREW PA4 8JH

LOCATION

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.

The subjects are situated on the south side of Glebe Street, just east of its junction with Paisley Road. Paisley Road merges with Hairst Street and is the town's main shopping thoroughfare.

The surrounding area is primarily retail and residential.



DESCRIPTION

The subject property comprises a first floor office suite situated within a two storey building of red sandstone construction, with retail premises on the ground floor.

Internally the accommodation comprises a main open plan office area, several smaller offices / meetings rooms, kitchen / tea prep and male & female WCs. There is a car park immediately to the rear of the premises with approx. 30 car parking spaces.

There is a second neighbouring office suite located on the first floor. A secure door entry system is in place at the main point of access from Paisley Road.

The subjects may be suitable for alternative uses, subject to obtaining the necessary planning consents.

ACCOMMODATION

The premises comprise a first floor, self contained office space extending to the following approximate net internal area::

1C Paisley Road

1C	218.25 sq m	2,349 sq ft
----	-------------	-------------

1C PAISLEY ROAD RENFREW PA4 8JH



RENT

Offers in excess of **£15,000 per annum exclusive** are invited.

HERITABLE INTEREST

Offers in excess of **£150,000 exclusive** are sought in respect of the heritable interest in the property.

RATING

The Rateable Value of the unit is as follows:

Rateable Value £10,500
Commercial Rate Poundage £0.498
(exclusive of water and sewerage rates)

The property may qualify for 100% rates relief subject to meeting eligibility requirements of the Small Business Bonus Scheme.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with this transaction. For the avoidance of doubt, the ingoing tenant will be liable for LBTT, extract copies and VAT thereon.

EPC

A copy of the EPC will be made available as required.

VAT

All figures are quoted exclusive of VAT.



USE

Class 4 (Business).

TERMS

The subjects are offered on the basis of a new, full repairing and insuring lease of negotiable length.

FURTHER INFORMATION

Viewing strictly by appointment via the sole letting agent:

**Reith
Lambert**
Commercial Property Advisers

Richard Ford
richard@reithlambert.co.uk
07834 791 163

Reith Lambert LLP for themselves and for the vendor of the property give notice that: i) these particulars of sale are a general outline for the guidance of intending purchasers and do not constitute all or any part of any offer or contract. ii) intending purchasers should satisfy themselves as to the accuracy of descriptions, dimensions, references to condition, permitted use and other details all of which are given without any warranty whatsoever. iii) unless otherwise stated all rents and prices are quoted exclusive of VAT. iv) they have not conducted and are not aware of any investigations into any potential or actual pollution or contamination of the building, land, air, or water and give no warranties whatsoever in respect thereof, of which prospective purchasers should satisfy themselves. v) in accordance with the terms of the Requirements of Writing (Scotland) Act 1995 these particulars are not intended to create any contractual relationship or commitment which can only be entered into by exchange of missives between respective solicitors. Date of Publication: February 2024