

# 1B PAISLEY ROAD RENFREW PA4 8JH

ON THE INSTRUCTIONS OF

**LCP**

**TO LET**

**PROMINENT  
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ON MAIN  
THOROUGHFARE**

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**Natalie Don MSP**  
Member of the Scottish Parliament for Southside  
Member of the Scottish Parliament for Southside

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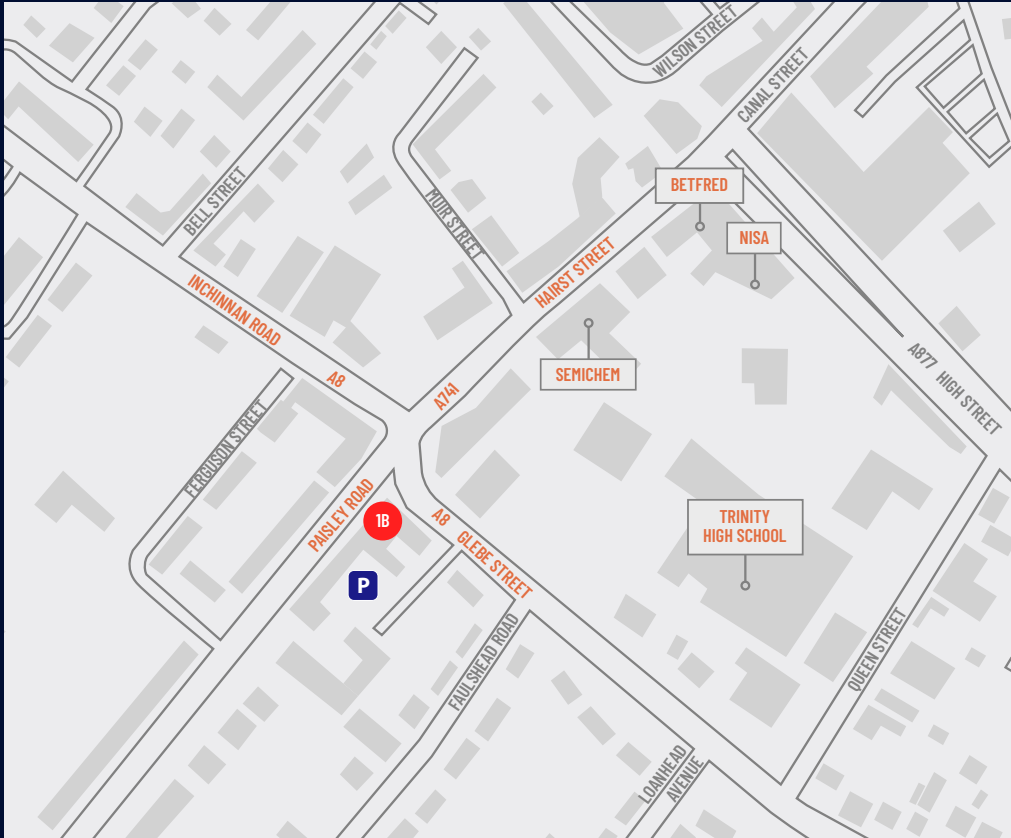
# 1B PAISLEY ROAD RENFREW PA4 8JH

## 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 east side of Paisley Road, just south of its junction with Glebe Street. Paisley Road merges with Hairst Street and is the towns main shopping thoroughfare.

The surrounding area is primarily retail and residential. Trinity High School which teaches 800 pupils is situated a short walk on Glebe Street.



## DESCRIPTION

The subject property comprises a ground floor retail unit situated within a two storey building of red sandstone construction, with offices on the upper floor.

Internally the accommodation comprises a main office area, rear store, kitchen and WC. There is a car park immediately to the rear of the premises with approx 30 car parking spaces.

The subjects are situated within a parade of seven similar retail units. Nearby occupiers of note include **Semicem**, **Nisa** and **Betfred**.

- Prominent retail unit on main thoroughfare
- Popular suburban pitch
- Unit extends to approximately 92.15 sq m (991 sq ft)
- Suitable for a variety of uses
- Rental offers in excess of £12,500 per annum, exclusive of VAT

## ACCOMMODATION

We calculate the following approximate net internal area:

1B Paisley Road		
1B	92.15 sq m	991 sq ft

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## RENT

We are instructed to seek offers in excess of £12,500 per annum, exclusive of VAT.

## RATING

The subjects are entered in the Valuation Roll with a Rateable Value of £9,700.

**The rate poundage for 2022/2023 is £0.498 in the pound.**

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

An EPC has been prepared for this property and can be provided upon request.

## VAT

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT).



## VIEWING & FURTHER INFORMATION

Viewing strictly by appointment via the letting agents:

**GRAHAM  
SIBBALD**

**Tom Conway**  
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