






RETAIL To Let

 3b Moss Street,
Paisley, PA1 1BG

-  89.30 sq m (961 sq ft)
-  Town Centre location
-  Busy thoroughfare
-  Well presented premises
-  Rates exemption potential

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Location

Paisley is a large town situated in the west central Lowlands of Scotland. Located north of the Gleniffer Braes, the town borders the city of Glasgow and straddles the banks of the White Cart Water, a tributary of the River Clyde. Glasgow is located less than 10 miles to the east and is highly accessible via the M8 Motorway. The town is within close proximity of Glasgow International Airport.

The property is located on the west side of Moss Street, also fronting on to The Cross, between its junctions with High Street and School Wynd. Paisley Gilmour Street Railway Station is within short walking distance, as is access to local bus routes. Surrounding occupiers include Bank of Scotland, WHSmith and Greggs.



Description

The property comprises a mid-terraced, B-listed building of masonry construction, under a pitched and slated roof. The building was constructed in the early nineteenth century and is arranged over four floors. There is retail space on the ground floor and residential accommodation above.

The subjects comprise a ground floor retail shop with a glazed frontage. The shop is accessed via twin recessed timber framed pedestrian doors. Internally, the open plan retail space is rectangular in shape. The floor is of screed, the walls of plaster/paint and the ceiling incorporates square LED lighting. An office, kitchen and staff welfare facilities are provided to the rear. There is no gas supply to the property and space heating is provided electrically.

Accommodation

The property provides the following accommodation and approximate floor areas;

Floor	Accommodation	NET INTERNAL AREA	
		sq m	sq ft
Ground	Sales area & storage	89.3	961

The above areas have been calculated on a NIA basis in compliance with RICS Code of Measuring Practice (6th edition).

Lease Terms

The subjects are available to lease on full repairing and insuring basis, for a term to be agreed, at a rent of £12,500 per annum. Full quoting terms are available upon request.



Particulars

Rateable Value	£7,200
EPC	Available upon request
VAT	Payable on the rent
Legal Costs	Each party responsible for their own

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