

High Street Retail TO LET

kirkstone



Unit 7a, 7 Moss Street, Paisley, PA1 1BG

The subjects comprise a ground and first floor retail/office premises with glazed frontage

Summary

Tenure	To Let
Available Size	1,338 sq ft / 124.30 sq m
Rent	£12,500 per annum
Service Charge	£1,692 per annum Annual Building Insurance - £756
Rates Payable	£3,187.20 per annum An occupier may be eligible for rates relief, subject to status.
Rateable Value	£6,400
EPC Rating	F (64)

Key Points

- Town Centre location
- Property over 2 floors
- Rates exemption potential
- Busy thoroughfare
- Well presented premises

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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 and first floor retail/office premises with glazed frontage. The property is accessed via twin recessed timber framed pedestrian doors. Internally, the open plan space is rectangular in shape with purpose built glazed offices to the rear. The floor is covered in carpet. The walls are of plaster/paint and the suspended grid ceiling incorporates fluorescent strip lighting. The first floor benefits from further office/staff breakout space, kitchen and staff welfare facilities. There is no gas supply to the property and space heating is provided electrically.

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.

Accommodation

The accommodation comprises the following areas:

Name	Building Type	sq ft	sq m
Ground	High Street Retail	905	84.08
1st	Office	433	40.23
Total		1,338	124.31

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.

Rateable Value

According to the Scottish Assessors Association, the subjects have a Rateable Value of £6,400. An occupier may be eligible for rates relief, subject to status.

Energy Performance Certificate

The property has an EPC rating of F (64). A copy of the Energy Performance Certificate (EPC) is available upon request.

VAT

The subjects are elected for VAT, therefore, VAT is payable on the rent.

Legal Costs

Each party will be responsible for their own legal costs.



Viewing & Further Information



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