



**ALLIED  
SURVEYORS  
SCOTLAND**

Tel: 0141 337 7575



@Allied\_Scotland

www.alliedsurveyorsscotland.com



**FOR SALE**

**35 High Barholm, Kilbarchan PA10 2EG**

- Former Newsagent
- Central location within popular Renfrewshire Village
- Excellent Redevelopment Potential
- NIA 70.18 sq m (755 sq ft)

Commercial Valuation | Agency | Investment Advice  
Building Consultancy | Lease Renewals and Rent Review | Energy Reports

## LOCATION

The property is located within the popular Renfrewshire village of Kilbarchan that lies approximately 13 miles to the west of Glasgow city centre. Fronting onto High Barholm, one of the main roads through the village, the unit is well positioned to serve the immediate resident population with a good provision of on street parking to attract passing trade.

## DESCRIPTION

The subjects comprise a retail unit that is formed on the ground floor of a traditional mid-terraced two storey stone building with a main open plan retail area that leads into additional accommodation within a single storey extension to the rear. A separate WC is found to the extreme rear. Formerly a successful newsagent for several decades, the retail unit would suit a variety of alternative commercial uses and, given its configuration, also has excellent potential as a residential redevelopment opportunity, subject to planning.

## FLOOR AREA

We calculate the net internal floor area of the property at 70.18 sq m (755 sq ft).

## VIEWING AND FURTHER INFORMATION

By appointment through the sole selling agent Allied Surveyors Scotland plc.

Grant Strang | Tel. 0141 337 7575 | [grant.strang@alliedsurveyorsscotland.com](mailto:grant.strang@alliedsurveyorsscotland.com)

## RATING ASSESSMENT

The property has been entered in the current Valuation Roll at a Rateable Value of £7,600.

The property is therefore eligible for 100% rates relief under the Small Business Bonus Scheme.

## ENERGY PERFORMANCE CERTIFICATE

Energy Performance Indicator – E

## ASKING PRICE

Asking price on application.

## VAT

We understand that the property is not VAT elected.

## OFFERS

In the normal Scottish form addressed to this office.

## LEGAL COSTS

Each party to bear their own legal costs.

## DATE OF ENTRY

To be mutually agreed.

