

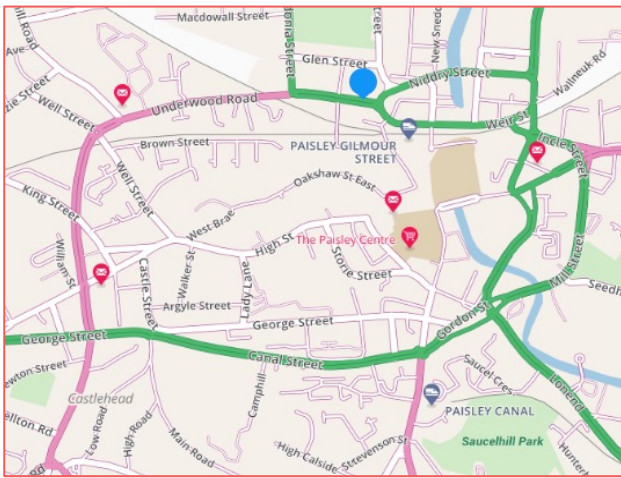


FOR SALE – VACANT PUB WITH 1ST FLOOR RESTAURANT

THE COURT BAR

7 ST JAMES' STREET, PAISLEY, PA3 2HL

- Traditional pub premises arranged over ground and first floor
- Popular town centre location with immediate on-street parking
- First Floor (benefitting from separate access) may be suitable for residential or office conversion, subject to planning
- Excellent owner-occupier / investment opportunity
- Some occupiers may be eligible for 100% rates relief



LOCATION

- Located within the heart of Paisley Town Centre, just 8 miles west of Glasgow city centre, with a population of approximately 78,000 and a catchment population of over 995,000
- More specifically the subjects are situated on the south side of St James' Street close to its junction with Moss Street immediately opposite Paisley Sheriff Court
- Paisley Gilmour Street Station is situated a 2-minute walk east, regular bus routes operate on St James' Street and Glasgow Airport is a 5-minute drive north
- On-street parking is provided as well as several public pay and display car parks in the immediate vicinity
- Neighbouring occupiers include Frenchy's Café, McCusker McElroy & Gallanagh Solicitors, O'Connor's and Scotts Café

DESCRIPTION

- Attractive pub and restaurant premises forming part of an attractive traditional blonde sandstone building
- Ground Floor provides traditional pub accommodation complete with male and female WC's and cellar to the rear benefitting from separate access
- 1st Floor benefitting from separate access provides fitted restaurant / function space with fitted kitchen and male & female WC facilities
- 1st Floor may be suitable for conversion to residential / offices subject to planning

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ACCOMMODATION

GIA	sq m	sq ft
Ground	155.24	1,671
First	181.71	1,956
Total	336.95	3,627

BUSINESS RATES

The subjects are entered in the Valuation Roll with a Rateable Value of £8,700

Subject to fulfill the set criteria some occupiers may be eligible for 100% rates relief under the Small Business Bonus Scheme

EPC

Available on request

ASKING TERMS

Offers over **£170,000** are invited for our client's heritable interest in the subjects with the benefit of vacant possession.

VAT

The subjects are not elected for VAT.

VIEWING & FURTHER INFORMATION

Gregor M Brown

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