

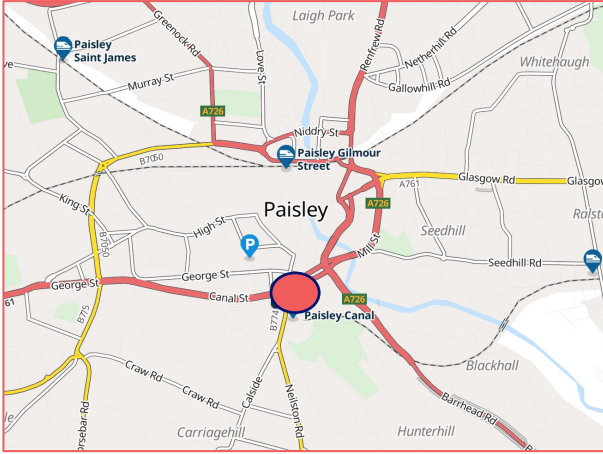


TO LET - CLASS 1A PREMISES

312 SQ FT

81 CAUSEYSIDE STREET, PAISLEY, PA1 1YU

- Highly prominent unit on main arterial route
- Well suited for retail / office / salon / beauticians / clinic / office type uses
- Free on-street parking
- Situated next to Paisley Canal Railway Station
- Eligible for 100% rates relief
- Available for immediate occupation
- **Rent - £135/week**



LOCATION

The subjects are situated in the heart of Paisley Town Centre which is situated just 8 miles west of Glasgow City Centre.

On-street parking is provided to the front.

Regular bus services operate on Causeyside Street and Paisley Canal Railway Station is situated next to the subjects.

Neighbouring occupiers include Graham + Sibbald, Castle Residential, Independent Financial Advice Centre and Sophie Graham Hair.

DESCRIPTION

Mid-terraced double fronted ground floor retail / office premises forming part of a larger tenement building

Externally benefits from a modern shopfront with integrated pedestrian door.

Internally provides refurbished open-plan accommodation to the front

Rear storage , tea-prep and WC provided

ACCOMMODATION

NIA 29 sq m 312 sq ft

BUSINESS RATES

RV £4,900

Occupiers may be eligible for 100% rates relief under the Small Business Bonus Scheme.

PLANNING

Class 1A - Shops and financial, professional and other services

EPC Available on request

VAT No VAT

ASKING TERMS

The subjects are available by way of a new FRI lease at a rent of **£135 per week**

VIEWING & FURTHER INFORMATION

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