



**TO LET: LARGE TOWN CENTRE RETAIL UNIT**  
**9-11 CAUSEYSIDE STREET • PAISLEY • PA1 1UW**

Central location within Paisley Town Centre

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Close to railway station, car parking and main amenities

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Former 'Argos' retail unit over three floors with service lift

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Total gross internal floor area 845 sq.m (9,100 sq.ft)

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Potential for sub-division and alternative uses such as hot food, leisure etc

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Rent £35,000 per annum exc.

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## LOCATION

Causeyside Street, is a busy commercial street within Paisley Town Centre forming the main bus route in the town and only a short walk away from Gilmour Street railway station. Nearby occupiers include Farmfoods, an Amber Taverns pub, Countrywide Estate Agents, Subway, Greggs and a variety of local businesses. The property occupies a prominent position next to one of the busiest bus stops in Paisley Town Centre

The University of the West of Scotland (UWS), West College Scotland, Renfrewshire Council HQ and the main courts are all within a short walking distance and the immediate area, including the former Paisley Shopping Centre, is subject to regeneration and repurposing into a mixed-use commercial, residential and student accommodation area.

## DESCRIPTION

9-11 Causeyside Street, is a former Argos retail store with extensive double frontage on to the street. The shop is contained over three floors with open plan retail space on the ground floor, first floor storage having the benefit of a service lift between floors and additional stores, staff areas and toilets on the second floor. The upper floors have an independent access, potentially allowing for sub-division. Indicative floor plans are provided.

## RATING

The rateable value is £28,000. The incoming tenant may qualify for a one-year rates relief period.

## RENT

Rental offers of £35,000 per annum (exclusive of VAT) are invited and on the basis of a new full repairing and insuring lease of negotiable term.





## AREAS

The building extends to the following gross internal floor areas:

Ground	325 sq.m	(3,500 sq.ft)
First	343 sq.m	(3,700 sq.ft)
Second	177 sq.m	(1,900 sq.ft)
<b>Total</b>	<b>845 sq.m</b>	<b>(9,100 sq.ft)</b>

## EPC

EPC available upon request.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred with the Tenant responsible for any applicable LBTT and registration dues.

## VIEWING & FURTHER INFORMATION

Strictly by contacting the sole agents:-

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