



# TO LET

## RETAIL UNIT

53 Hairst Street, Renfrew, PA4 8QU

Well presented retail unit within busy parade.

Large display frontage with security roller shutter.

100% Rates Relief available, subject to occupier status.

Net Internal Area of 109.86 sq.m (1,183 sq.ft).

**RENTAL OFFERS OF £12,000 PER ANNUM ARE INVITED.**

## LOCATION

With a population of over 20,000, Renfrew is located 3 miles north east of Paisley and 5 miles west of Glasgow.

The property is located on the western side of Hairst Street, diagonally opposite Muir Street. Nearby traders include Semi-Chem, Café India, Sunset Beach Tanning, Personal Eyes Opticians and other local traders.

The approximate location of the subjects is shown on the appended street plan.

## DESCRIPTION

The unit forms part of a modern parade, two storeys in height, with a canopy over the frontages and a car park to the rear.

Internally, the ground floor contains a front sales area with a toilet and kitchenette to the rear. The stairs located at the rear of the premises lead to the first floor area which is suitable for office or storage space.

## FLOOR AREA

We calculate the property to extend to the following Net Internal floor area: 109.86 sq.m (1,183sq.ft).

## RATES

Reference to the Assessor's website, we note the subjects are entered into the current Valuation Roll with a Rateable Value of £9,600.

The unit benefits from 100% rates relief due to the Small Business Bonus Scheme, subject to occupier status.

Please note that a new occupier has the right to appeal the current assessment.

## RENT

Our client is seeking rental offers of £12,000 per annum.

## EPC

A copy of the Energy Performance Certificate is available upon request.

## ENTRY

Entry is available upon completion of legal missives.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred during the transaction, with any land and building transaction tax and registration dues being paid by the ingoing tenant.

## VIEWING & FURTHER INFORMATION

Strictly by prior arrangement with:-

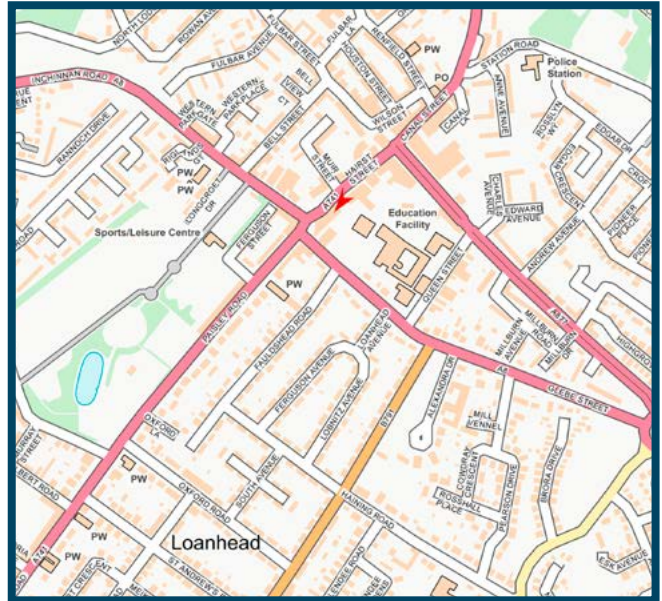
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## REFERENCE

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