

DM HALL

To Let

Retail

57 Hairst Street
Renfrew
PA4 8QU



98.92 sq m
(1,065 sq ft)

Property Details

- Well-presented retail unit on busy parade.
- Arranged over ground and first floors.
- 100% rates relief, subject to occupier status.
- Offers over £11,000 per annum invited.

LOCATION

The subjects are located on the western side of Hairst Street, next to its junction with Inchinnan Road, Paisley Road and Glebe Street. Glasgow city centre lies approximately 7 miles east.

Renfrew is the neighbouring town to Paisley and has a population of over 20,000 persons. The immediate vicinity is a mixture of retail and residential occupiers. Nearby occupiers include Exact Eyecare, Piccolo Mondo, Sunset Beach and Nisalocal.

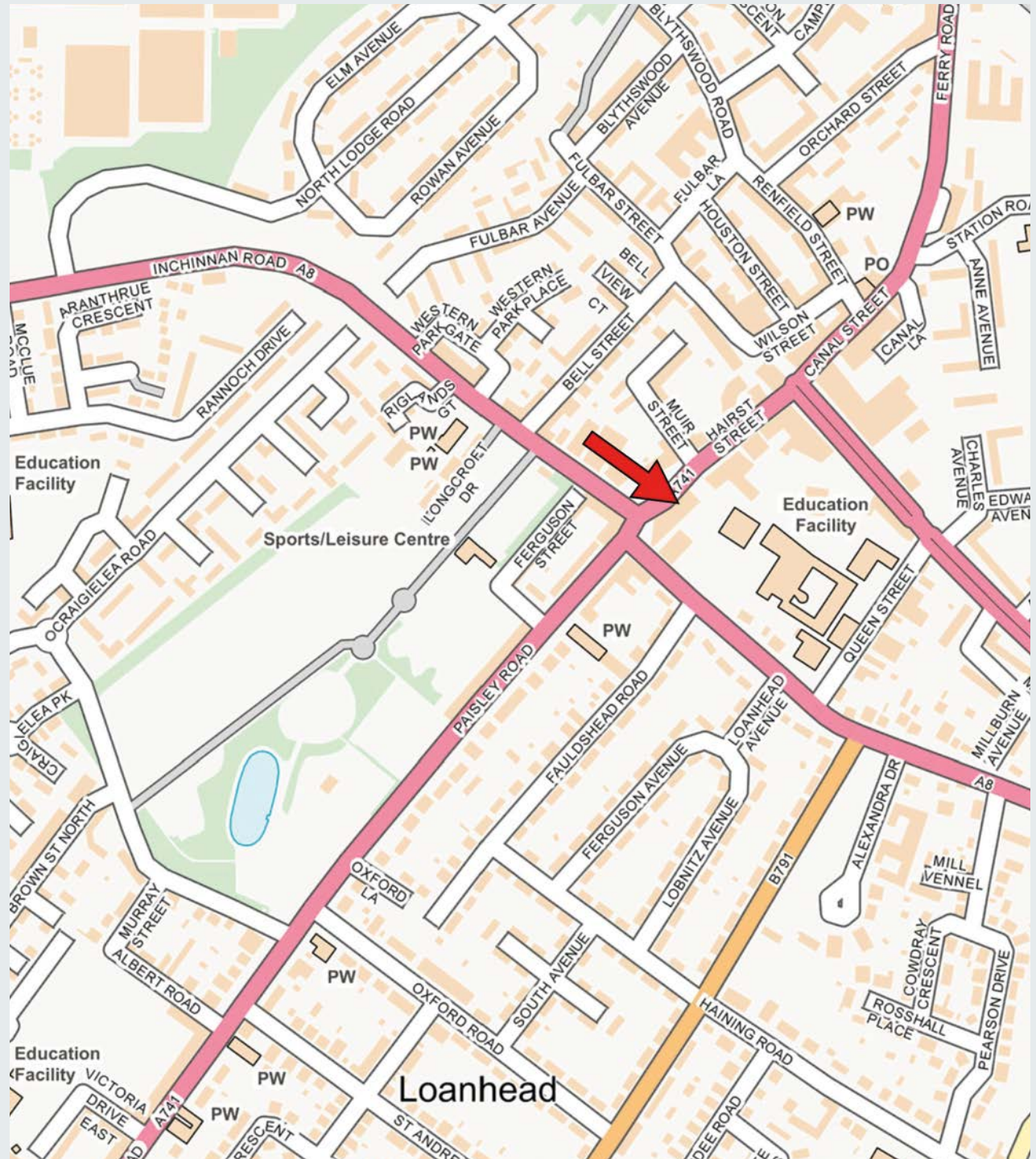
An approximate location is shown on the appended plan.

DESCRIPTION

The subjects comprise two storey mid-terraced retail premises within a terraced parade.

Internally, the subjects are arranged over the ground and first floors, providing an open plan front sales area with 2 private offices, tea prep, storage and toilet facilities on the ground floor. The first floor comprises an open plan space, suitable for an office or storage and kitchen.

Access is afforded via a single entrance door to the front of the premises, protected by electric roller shutters. An additional entrance is located to the rear of the premises onto a communal car park.



Property Details

ACCOMMODATION & FLOOR AREAS

The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition on a Net Internal basis and is as follows:

Floor	sq m	sq ft
Ground	58.17	626
First	40.75	438
Total	98.92	1,065

NON DOMESTIC RATES

Rateable Value - £10,250.

The subjects qualify for 100% rates relief under the Small Business Bonus Scheme, subject to occupier status.

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

LEASE TERMS

Offers over £11,000 per annum invited.

ENERGY PERFORMANCE

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.

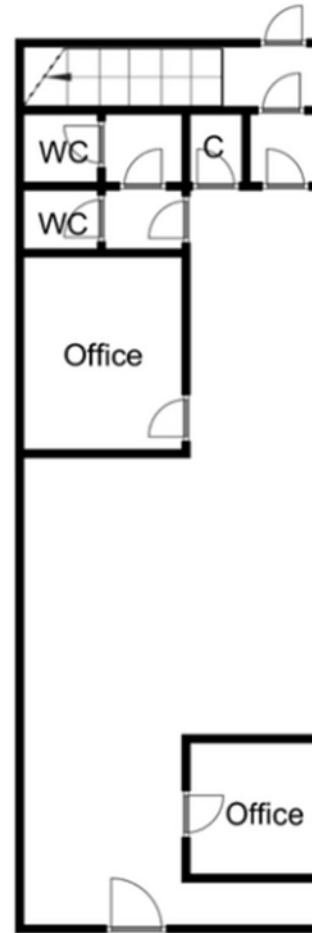
LEGAL COSTS

Each party will be responsible for paying their own legal costs incurred in this transaction.

VAT

All prices quoted are exclusive of VAT which may be chargeable.

Ground Floor



First Floor



Property Details



ANTI MONEY LAUNDERING

DM Hall is regulated by HMRC in its compliance with the UK Money Laundering under the 5th Directive of the Money Laundering Regulations, effective from 10th January 2020, the agents are required to undertake due diligence on interested parties.

DM HALL



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RICS



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