

DM HALL

For Sale/ To Let

Retail

6B Glasgow Road
Paisley
PA1 3QA



95.44 sq m
(1,027 sq ft)

Property Details

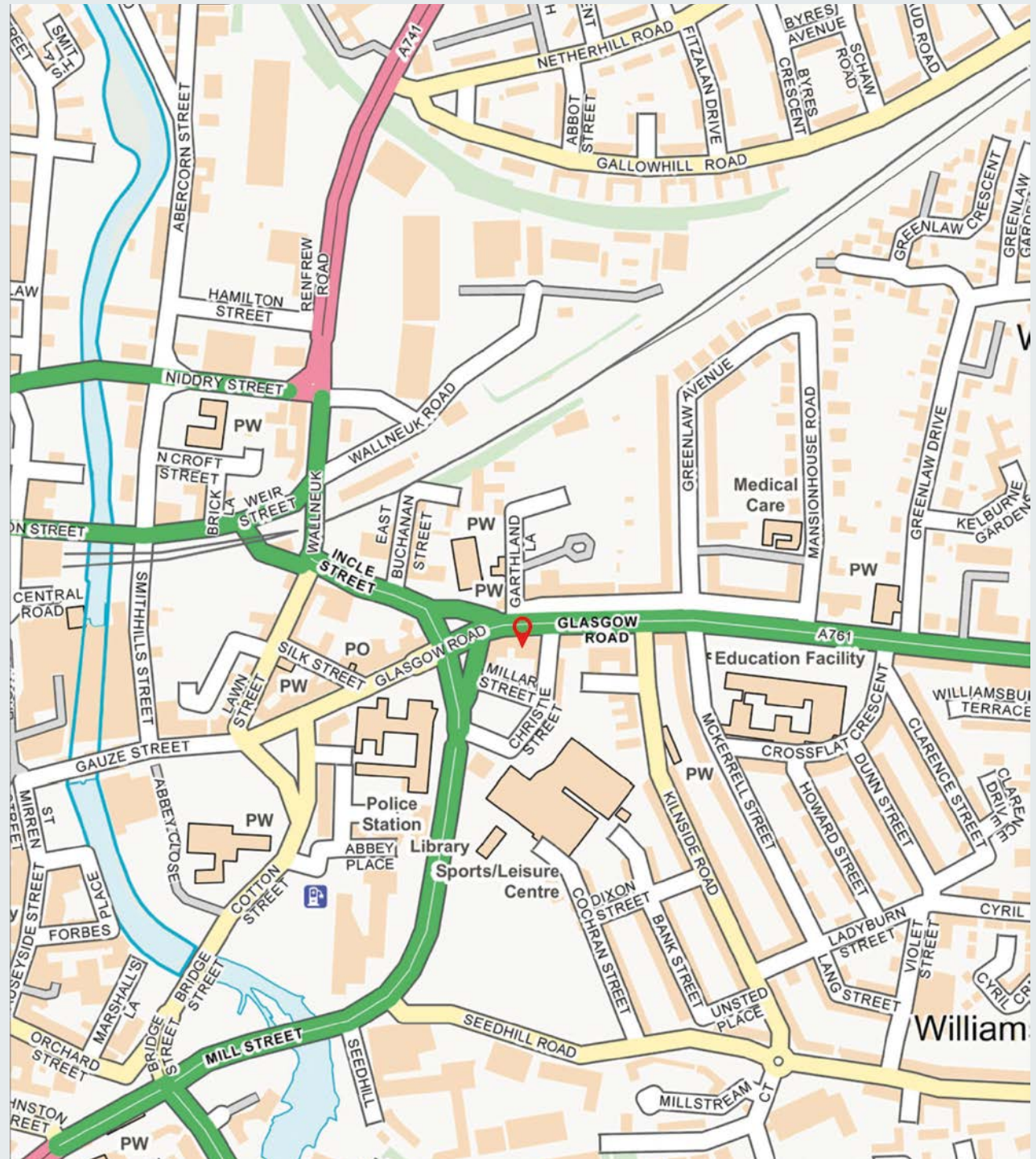
- Attractive ground floor retail unit.
- Benefitting from Class 3 Consent.
- Private car parking available to the rear.
- 100% rates relief through Small Business Bonus Scheme.
- Rental offers in the region of £18,000 per annum.
- Offers over £200,000 invited for the heritable interest.

LOCATION

The subjects are on the south side of Glasgow Road (A761) within Paisley, located approximately 9 miles southwest of Glasgow City Centre.

The subjects benefit from excellent road connections, being a short distance from both the M8 motorway and Glasgow Airport. Paisley Gilmour Street Station, which links directly to Glasgow Central Station is also within walking distance. Regular bus services are within close proximity.

The immediate surrounding area is of a mixed nature, comprising residential and retailing uses. The latter occupiers include Pizza Hut Delivery, TanTanTan, Stevie Weir Physiotherapy, TRC Hair & Beauty and Genova Restaurant.



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DESCRIPTION

The subjects comprise a mid-terraced retail unit across the ground floor within a five-storey building and surmounted by a pitched roof.

Internally, the subjects were previously used as a desert parlour and are of rectangular shape, providing an open plan front sales area with kitchen, storage and toilet facilities to the rear.

Access to the premises is through single entrance door, protected by electric roller shutters. An additional fire exit is provided to the rear of the premises.

The subjects benefit from 1 allocated parking space to the rear.

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	95.44	1,027

NON DOMESTIC RATES

Rateable Value - £10,800.

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

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

SALE TERMS

Offers over £200,000 invited.

LEASE TERMS

Rental offers over £18,000 invited.

KITCHEN EQUIPMENT

There is opportunity to purchase the existing kitchen fitout separately. Please contact the agents for further details.

ENERGY PERFORMANCE

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



Property Details

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 maybe chargeable.



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



Regulated by
RICS

Make an enquiry

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