

# DM HALL

To Let/  
May Sell

Retail

8-10 Orchard  
Street  
Renfrew  
PA4 8RL



201.4 sq m  
(2,164 sq ft)

# Property Details

- Single storey standalone retail unit.
- Located a short distance from Renfrew town centre.
- 100% rates relief, subject to occupier status.
- Offers over £12,000 per annum invited.

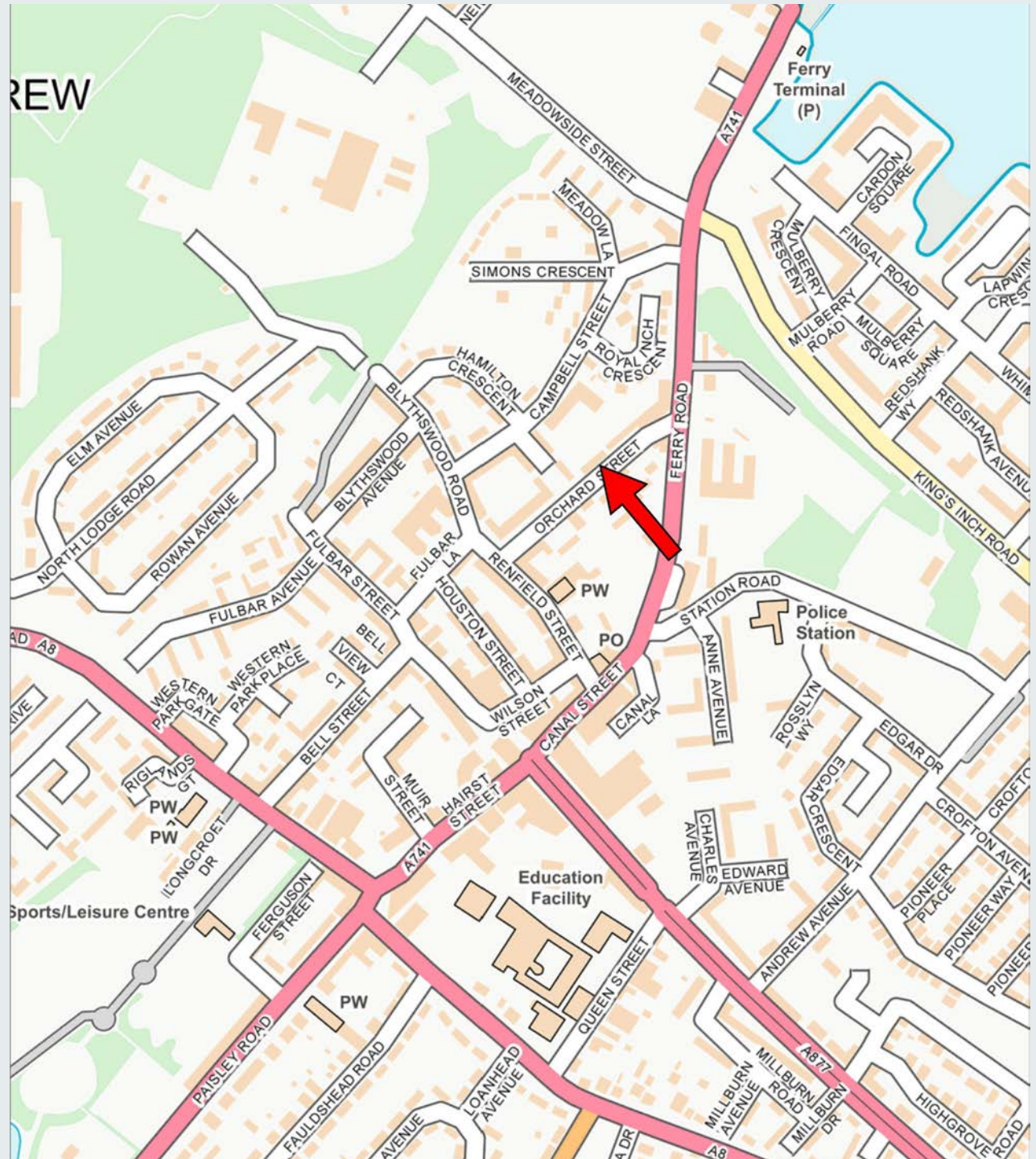
## LOCATION

The subjects are located on the south eastern side of Orchard Street, between its junction with Renfield Street and Ferry Road, in the town of Renfrew, which is located approximately 9 miles west of Glasgow City Centre in Renfrewshire.

The subjects are set within a predominantly residential area with a mixture of 2, 3 and 4 storey flats. Directly opposite is a single storey care home facility.

The property benefits from Renfrew town centre being within walking distance. Nearby occupiers include Shop Local, Cottons Bar and The Roll Guys.

On street car parking is available in the immediate vicinity.



# Property Details

## DESCRIPTION

The subjects comprise two single storey interconnected units, formally used as a carpet showroom and store. There is a secured garden area located to the rear of the premises.

Internally, no.10 is arranged to provide an open plan front sales area with an office, kitchen and toilet facilities to the rear. Access is provided to the front of the premises via a single entrance recessed door, protected by electric roller shutters.

No.8 comprises a front office/drop off point with 2 large storage rooms. Access is provided to the front of the premises via electric roller shutters. Additional entry to the store can be accessed from No.10.

## 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	201.4	2,164

## NON-DOMESTIC RATES

Rateable Value - £9,700.

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

## LEASE TERMS

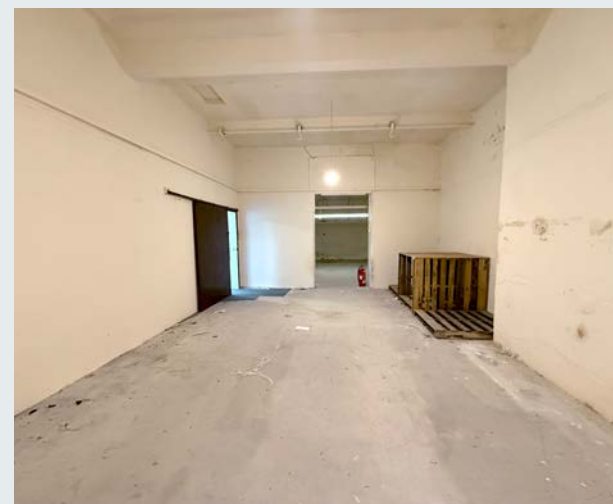
Offers over £12,000 per annum invited.

## SALE TERMS

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 may be 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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