

## PROMINENT CLASS 3 UNIT

- > NIA: 155.02 SQM (1,668 SQ FT)
- > HOT FOOD (SUI-GENERIS) PLANNING CONSENT
- > PROMINENT POSITION ON BROOMLANDS STREET
- > HIGH LEVELS OF PASSING TRAFFIC
- > POTENTIAL FOR 100% RATES RELIEF
- > RENTAL: £16,000 PER ANNUM
- > SALE: OFFERS INVITED

**21 BROOMLANDS STREET, PAISLEY, PA1 2LT**

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## LOCATION

The property occupies a prominent position on Broomlands Street in close proximity to Paisley Town Centre. This street serves as one of Paisley's main routes and carries high volumes of both pedestrian and vehicular traffic.

Situated approximately 2 miles from Junction 29 of the M8 motorway, the property has ease of access to major road networks throughout Glasgow and Paisley. In addition, Broomlands Street is well positioned to benefit from local bus services and is located near Paisley Canal Train Station.

The surrounding properties are typically commercial in nature and comprise a mix of both national and local operators.

## DESCRIPTION

The property comprises the ground floor and basement of a larger 4-storey building constructed of traditional stone and surmounted by a pitched roof. The property benefits from an attractive frontage with secure roller shutter access.

Internally, the ground level consists predominantly of open plan accommodation previously used as a serving/preparation area. Towards the rear, there are staff W/C and storage facilities, as well as access to the basement. The basement features staff W/C facilities and a large section that is best suited for storage.

## VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

## EPC

A copy of the Energy Performance Certificate can be made available upon request.

## RENTAL

Our client is inviting rental offers in the region of **£16,000 per annum**.

## SALE

Our client is inviting offers for their heritable interest in the property

## RATEABLE VALUE

The subjects are entered into the 2023 Valuation Roll with a rateable value of **£4,900**. As such, incoming occupiers may benefit from 100% rates relief via the small business bonus scheme.

The rate poundage for 2023/2024 is 49.8p to the pound.

## PLANNING

We understand that the property has Class 3 Hot Food Takeaway (Sui Generis) Planning Consent for its existing use.

The property may suit alternative uses subject to obtaining all necessary planning consents. It will be incumbent upon any purchaser to satisfy themselves in this respect.

## LEGAL COSTS

Please note that each party will be responsible for their own legal costs relative to any letting or transaction.

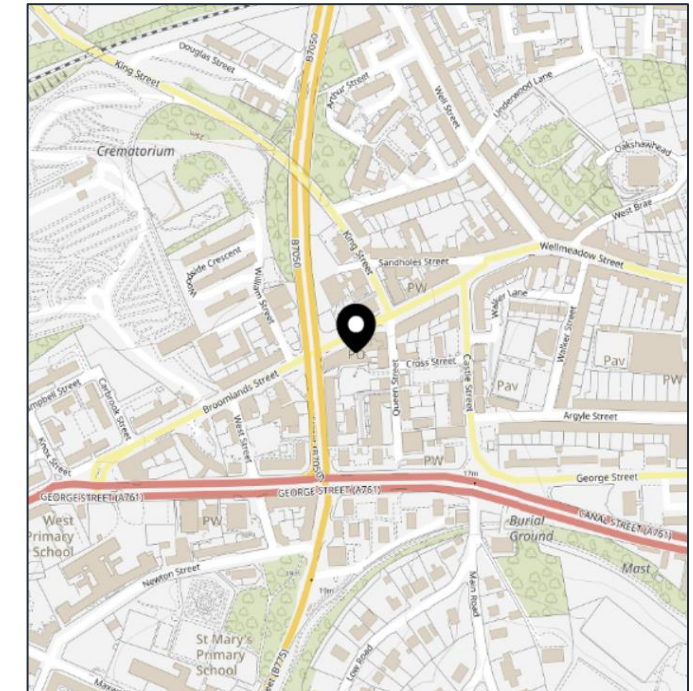
## ANTI-MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

## ACCOMMODATION

The below measurements have been taken onsite and in accordance with the RICS Code of Measuring Practice 6th edition on a Net Internal Area (NIA) basis:

	SQM	SQFT
Ground Floor	66.17	712
Basement	88.85	956
<b>TOTAL</b>	<b>155.02</b>	<b>1,668</b>



**For further information or viewing arrangements please contact the sole agents:**

**Shepherd Chartered Surveyors 2<sup>nd</sup> Floor, Afton House, 26 West Nile Street, Glasgow, G1 2PF**

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