



TOWN CENTRE RETAIL UNIT

- > NIA:- 103.12 SQ M, (1,110 SQ FT)
- > HIGH QUALITY GROUND FLOOR UNIT
- > LOCATED IN PAISLEY TOWN CENTRE
- > HIGH LEVELS OF PEDESTRIAN FOOTFALL
- > BENEFITS FROM A PROMINENT, GLAZED SHOP FRONTAGE
- > NO VAT PAYABLE
- > OFFERS IN EXCESS OF £150,000

FOR SALE

26 CAUSEYSIDE STREET, PAISLEY, PA1 1UN

CONTACT:

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LOCATION

Paisley is located approximately 7 miles west of Glasgow and benefits from strong transport links via the M8 motorway and mainline rail network. Paisley Gilmour Station is within close proximity, serving Glasgow City Centre as well as the Clyde Coast. Glasgow International Airport is also located within two miles of the subjects. The town is also the administrative hub for the council district with Renfrewshire Council's Headquarters being located nearby.

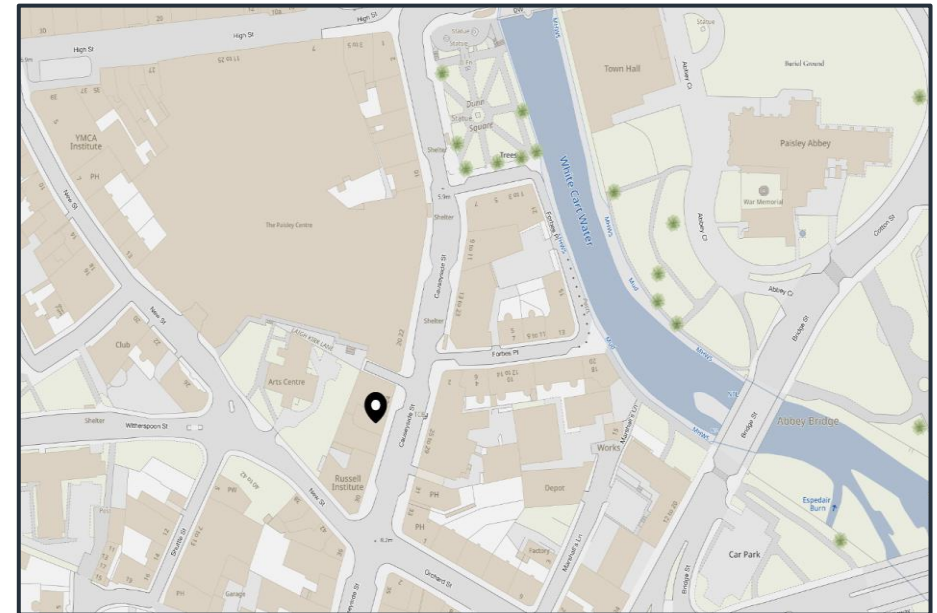
The subjects occupy a prominent location on Causeyside Street, in the heart of Paisley Town Centre. As one of the main arterial routes through Paisley, Causeyside Street benefits from high levels of both pedestrian and vehicular traffic.

The surrounding area comprises a blend of national retailers and niche independent traders including Farmfoods, Blend Coffee Lounge, Nationwide Building Society and Greggs.

DESCRIPTION

The subject comprises a ground floor retail/office unit, contained within a two-storey building of traditional stone construction under a pitched and slate roof. The subjects benefit from a large glazed shop frontage, with pedestrian access via Causeyside Street, protected by way of a shutter.

Internally, the unit offers an open plan workspace benefitting from a suspended tiled ceiling with LED lighting being incorporated throughout. A single cellular office, W/C facilities and kitchen facilities are located to the rear.



SALE PRICE

We are inviting offers in excess of £150,000 for the heritable interest in the property.

VAT

The property is not registered for Value Added Tax (VAT) purposes..

RATING

The premises are entered in the current Valuation Roll with a rateable value of £13,500.

The business rate poundage for 2024/25 is £0.498 to the pound.

PLANNING

We understand that the property benefits from having consent in line with its previous use.

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

LEGAL COSTS

Please note that each party is responsible for their own legal costs relative to the letting.

EPC

A copy of the EPC certificate can be provided upon request.

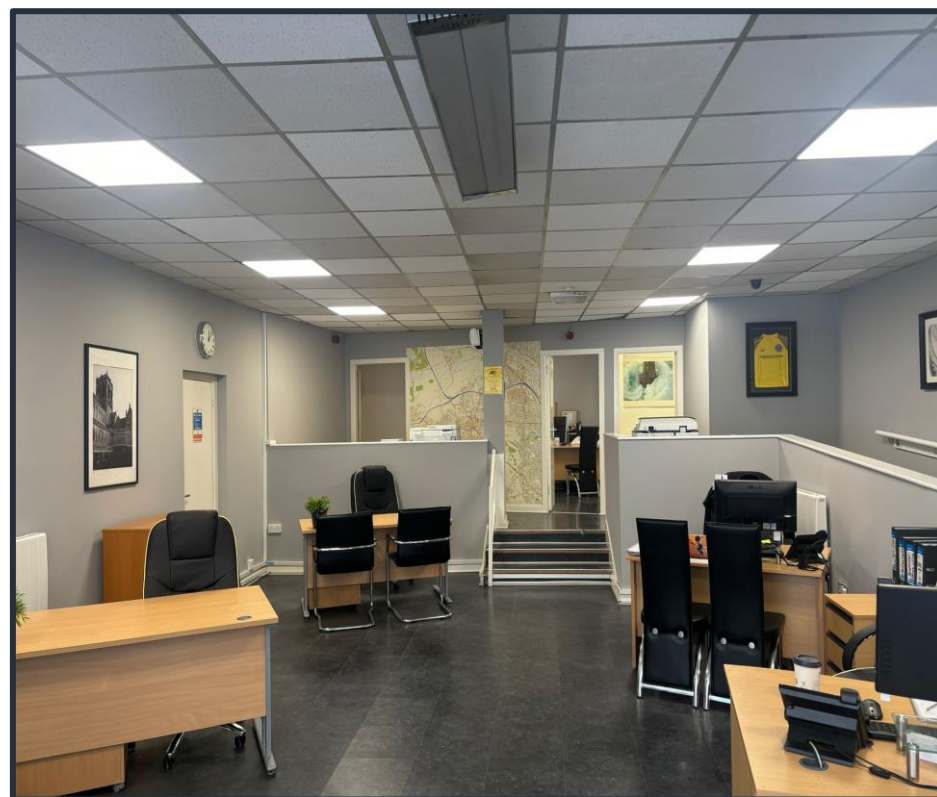
ANTI MONEY LAUNDERING REGULATIONS

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

From measurements taken on site and in accordance with the RICS code of measuring practice 6th edition on a net internal area (NIA) basis, we calculate the subjects extend as follows:

ACCOMMODATION	Sq M	Sq Ft
TOTAL	103.12	1,110



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

Shepherd Chartered Surveyors 2nd Floor, Afton House, 26 West Nile Street, Glasgow, G1 2PF

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