



FIRST FLOOR OFFICE SUITE

- > NIA:- 49.24 SQM (530 SQ FT)
- > FREE ON-SITE CAR PARKING
- > ALL-INCLUSIVE VAT FREE RENT
- > POTENTIAL FOR 100% RATES RELIEF
- > RENTAL: **£12,000 PER ANNUM**

TO LET

UNIT 3, MILL HOUSE, 30 GORDON STREET, PAISLEY, PA1 1XA

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LOCATION

The subjects are located in Paisley, approximately 7 miles west of Glasgow City Centre. Paisley is the principal town within Renfrewshire with a population of nearly 80,000 people. The surrounding area offers local as well national traders.

The subjects are positioned on Gordon Street, southeast of Paisley Town Centre, and the immediate surrounding area is predominantly made up of residential dwellings as well as other commercial properties.

Paisley offers excellent public transport links with Paisley Canal Station (0.5 miles) as well as Paisley Gilmour Street Station (0.3 miles) both within close proximity to the subject.

DESCRIPTION

The subject comprises a 2-storey detached office building. Externally, the subjects comprise a stone-built building surmounted by a pitched roof. The subjects also offer free on-site parking.

Internally, the property offers open plan layout, with shared kitchen facilities, as well as W/C facilities. The subjects offer free on-site parking for up to 16 vehicles.

RENTAL

Our client is offering an all-inclusive rent of £12,000 p.a.

VAT

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

RATING

The subjects are currently entered in the current valuation roll at £5,800. Please refer to the Scottish Assessors portal for further information www.saa.gov.uk.

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

EPC

A copy of the Energy Performance Certificate can be provided to interested parties.

LEGAL COSTS

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

PLANNING

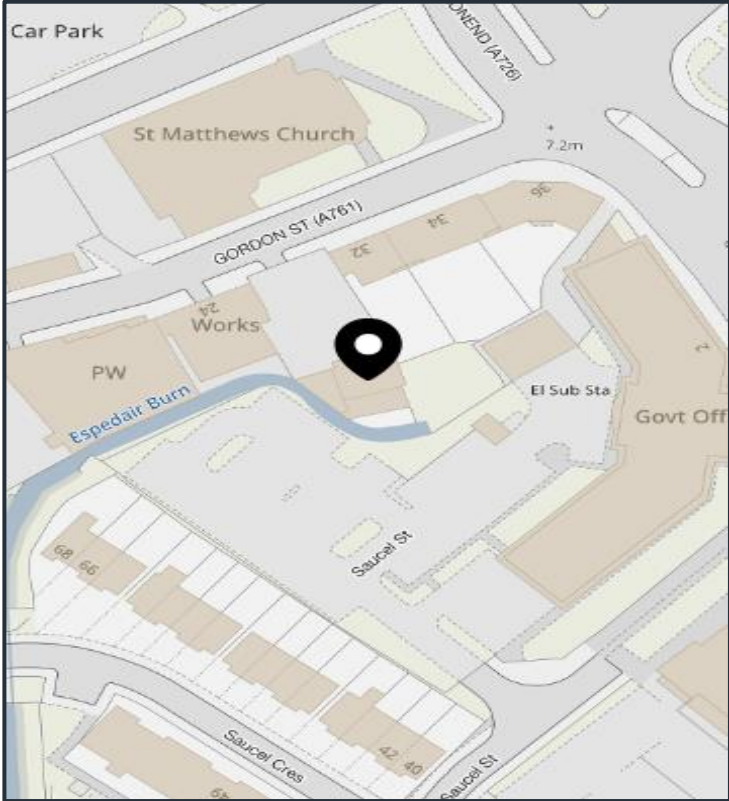
We understand that the premises currently benefit from Class 4 (Business) planning consent. The premises would be suitable for alternative uses, subject to obtaining the appropriate planning consent.

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.

The below floor areas have been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).

ACCOMMODATION	SQM	SQFT
First Floor	49.24	530
TOTAL	49.24	530



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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J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017. **REVISED: AUGUST 2024**