

FOR SALE

Mixed-Use Portfolio

Total Area: 108.62 SQM (1,169 SQFT)

Portfolio Consisting Of A Two Bedroom Residential Dwelling & A Ground Floor Retail Unit

Situated On Elderslie's Main Thoroughfare

Benefits from High Levels Of Passing Traffic

Offers In Excess of £90,000



[CLICK HERE FOR LOCATION!](#)



128-130 MAIN ROAD, ELDESLIE, PA5 9AX

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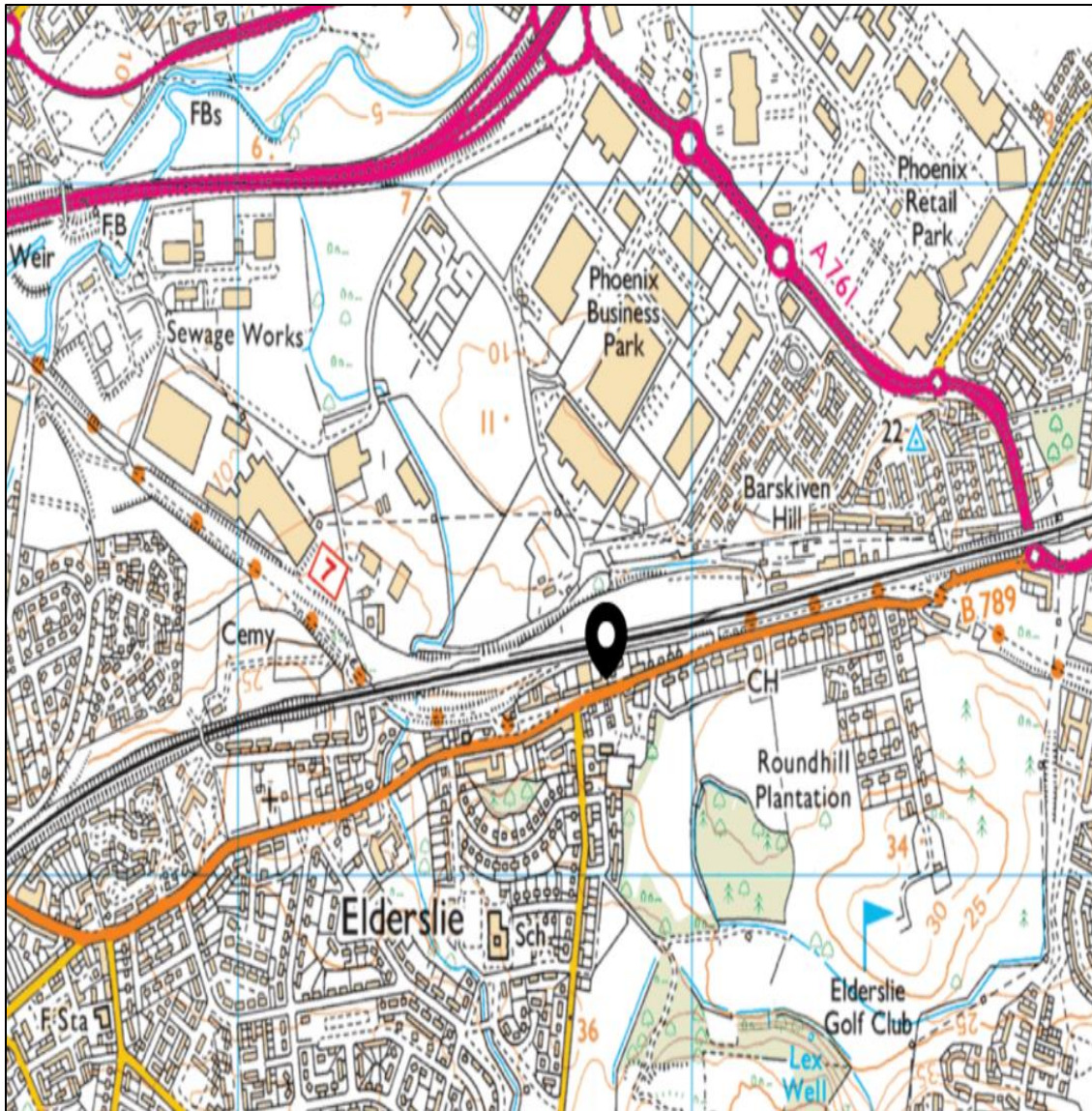
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Location

128-130 MAIN ROAD, ELDESLIE, PA5 9AX



The subjects are located in Elderslie, which is situated between the towns of Paisley and Johnstone and is located approximately 12 miles west of Glasgow City Centre.

Elderslie is well-connected by road, with the A761 running through the village, providing easy access to Paisley, Johnstone and Glasgow. The M8 motorway, which provides direct access to Glasgow City Centre and beyond, is also located nearby. The village is also served by frequent bus routes to Glasgow City Centre. Paisley and Johnstone Railway Station also offer regular services to Glasgow Central Station and beyond.

More specifically, the subjects are located on the eastern side of Main Road which runs through the heart of Elderslie. Main Road consists of a blend of commercial occupiers and residential dwellings. The surrounding area benefits from occupiers such as Butchers Steak & Grill, Nisa Local and The Inn Elderslie.



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Description

128-130 MAIN ROAD, ELDELSLIE, PA5 6AX



The subjects comprise of a ground floor retail unit and first floor residential dwelling contained within a two-storey tenement building.

The commercial unit benefits from a large glazed shop frontage and can be access via the dedicated pedestrian door off Main Street. Internally, the retail unit providing an open plan sales area to the front followed by a kitchen/tea-prep area and storage space to the rear.

The residential dwelling also benefits from access via Main Street before entering into a dedicated stairwell which leads to the rear of the property.

The residential dwelling is presented in a 'shell' condition and benefits from multiple rooms which attract a high level of natural light. W/C facilities can also be found within the subjects. The residential element would be suitable to be divided into two separate dwellings subject to gaining the appropriate consents.

RESIDENTIAL ACCOMMODATION

Accommodation	SQM	SQFT
128 Main Street	79.21	853
TOTAL	108.62	1,169

The above floor areas have been provided on a Gross Internal Floor Area basis, in accordance with the RICS Code of Measuring Practice (6th Edition).

COMMERCIAL ACCOMMODATION

Accommodation	SQM	SQFT
130 Main Street	29.41	317
TOTAL	108.62	317

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



SALE PRICE

We are seeking offers in excess of £90,000 for our client's heritable interest in the subjects.

PLANNING

We understand that the property has 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.

RATEABLE VALUE

The subjects are currently entered into the Valuation Roll and the rateable value is stated as £3,100. The rate poundage for 2024/2025 is 49.8p to the pound.

COUNCIL TAX

The subjects are currently eligible for council tax and under council tax band 'F' within Renfrewshire district council.

ENERGY PERFORMANCE CERTIFICATE

A copy of the commercial energy performance certificates can be provided to interested parties.

VAT

All figures quoted are exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction. The ingoing purchaser will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, if applicable.

Get in Touch

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



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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.

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