

FOR SALE

Town Centre Retail Unit

NIA: 103.12 Sqm (1,110 Sqft)

High Quality Ground Floor Unit

Located In Paisley Town Centre

High Level Of Pedestrian Footfall

Benefits From A Prominent, Glazed Shop Frontage

No Vat Payable

Offers In Excess of £150,000



CLICK HERE FOR LOCATION!



26 CAUSEYSIDE STREET, PAISLEY, PA1 1UN

CONTACT:

Adam Honeyman MA (Hons) MRICS
Fraser McDonald BSc (Hons)

a.honeyman@shepherd.co.uk
fraser.mcdonald@shepherd.co.uk

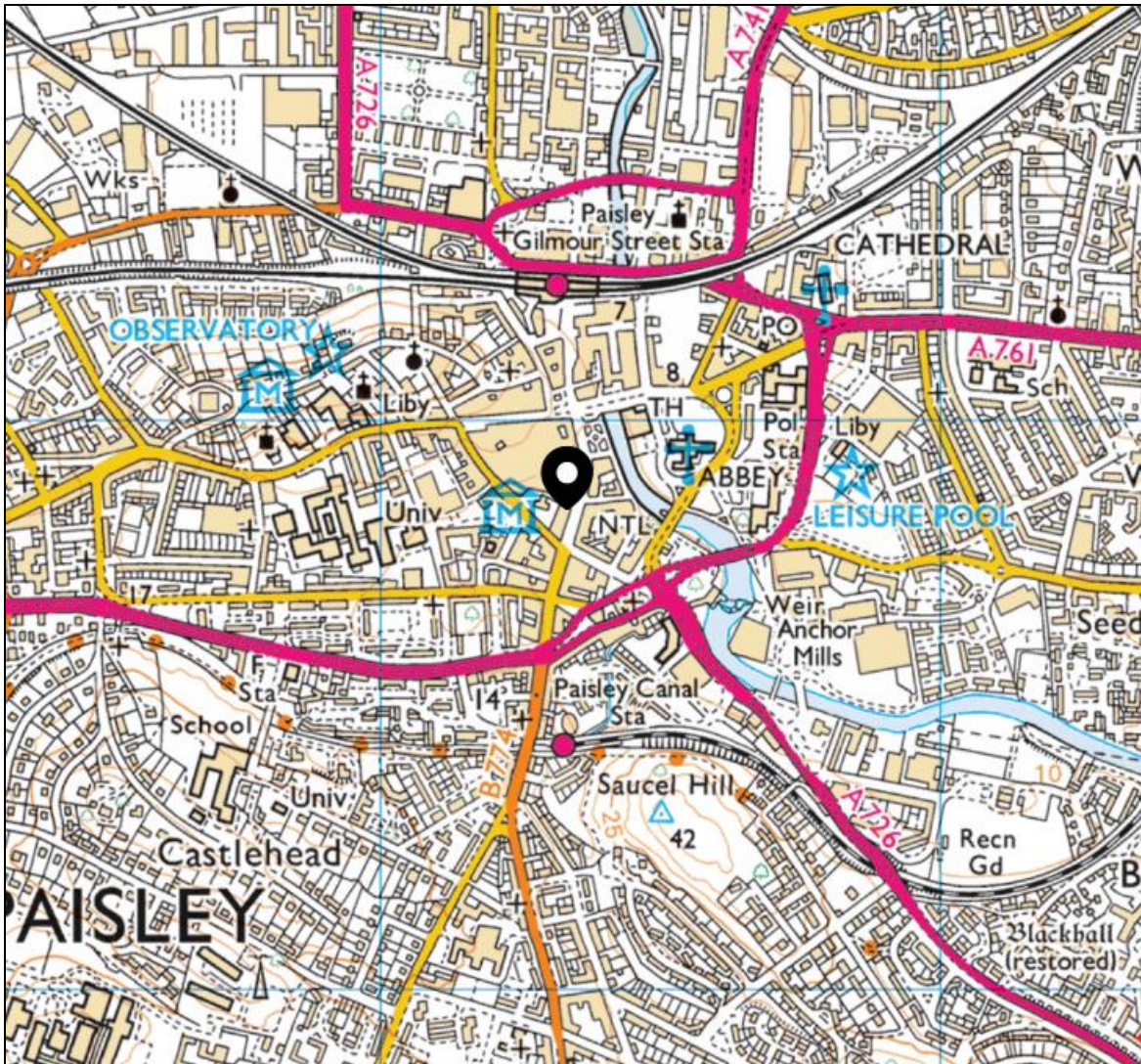
| 0141 331 2807 – 07920 824408
| 0141 331 2807 – 07551 173132





Location

26 CAUSEYSIDE STREET, PAISLEY, PA1 1UN



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.

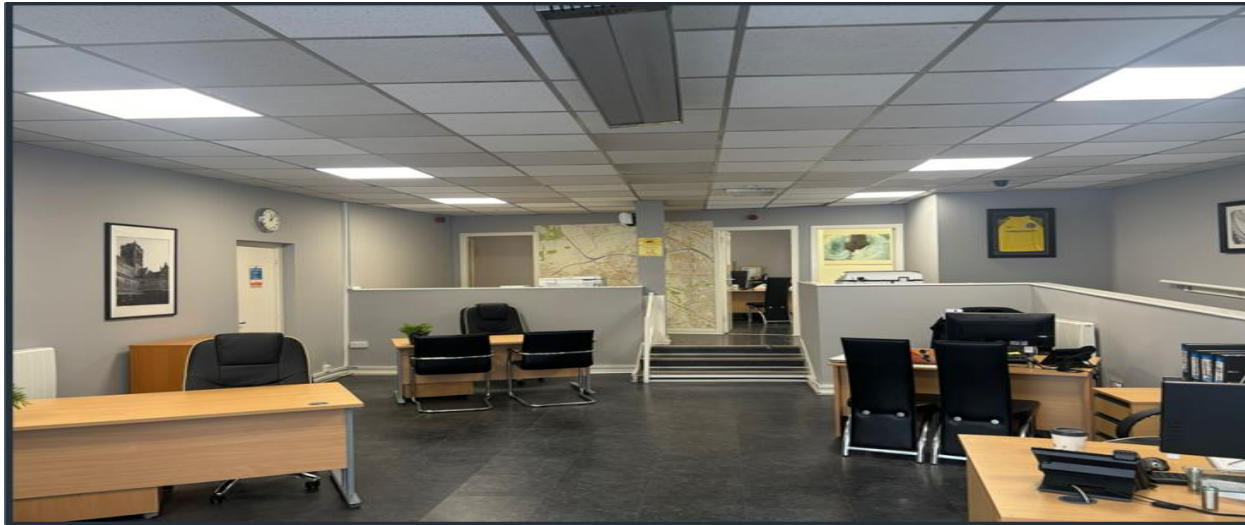


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Description

1377 – 1379 ARGYLE STREET, GLASGOW, G3 8AF



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.



ACCOMMODATION

	SQM	SQFT
Accommodation	103.12	1,110
TOTAL	103.12	1,110

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 inviting offers in excess of £150,000 for our client's heritable interest in the property

RATEABLE VALUE

The subjects are currently entered into the Valuation Roll at a rateable value of £13,500. The rate poundage for 2024/2025 is 49.8p to the pound.

ENERGY PERFORMANCE CERTIFICATE

A copy of the energy performance certificate 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.

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.

Get in Touch

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



Adam Honeyman

a.honeyman@shepherd.co.uk

M: 07720 466035



Fraser McDonald

Fraser.mcdonald@shepherd.co.uk

M: 07551 173132

Shepherd Chartered Surveyors

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

t: 0141 331 2807



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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