

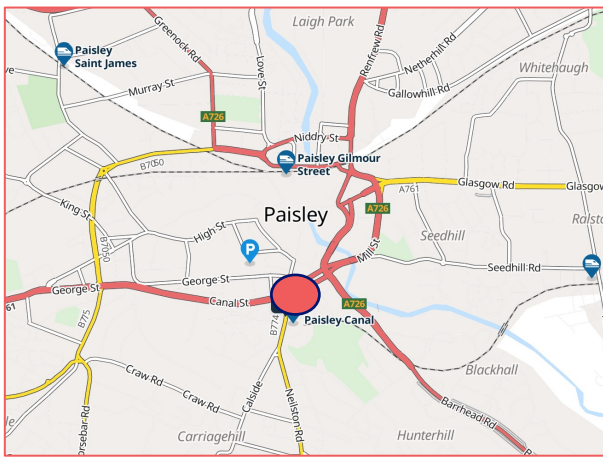


TO LET / MAY SELL – RETAIL / OFFICE PREMISES

794 SQ FT

77 CAUSEYSIDE STREET, PAISLEY, PA1 1YU

- Highly prominent unit on main arterial route
- Well suited for retail / salon / beauticians / clinic / office type uses
- Open-plan space with rear treatment / storage space
- Free on-street parking
- Eligible for 100% rates relief
- Available for immediate occupation



LOCATION

The subjects are situated in the heart of Paisley Town Centre which is situated just 8 miles west of Glasgow City Centre.

More specifically the subjects are on the east side of Causeyside Street just south of its junction with Gordon Street and Canal Street.

Causeyside Street is a busy main arterial route with high volumes of passing traffic and home to a mixture of national and local occupiers.

On-street parking is provided to the front.

Regular bus services operate on Causeyside Street and Paisley Canal Railway Station is a 1-minute walk south.

Neighbouring occupiers include Graham + Sibbald, Castle Residential, Independent Financial Advice Centre and Sophie Graham Hair.

DESCRIPTION

- End-terraced double fronted ground floor retail / office premises forming part of a larger tenement building
- Externally benefits from two large display windows and a central customer door with electrically operated security shutters
- Internally provides refurbished open-plan accommodation to the front
- Rear storage / treatment room, tea-prep and WC provided

ACCOMMODATION

NIA 73.77sq m 794 sq ft

BUSINESS RATES

RV £11,500

Occupiers may be eligible for 100% rates relief under the Small Business Bonus Scheme.

PLANNING

Class 1A - Shops and financial, professional and other services

EPC Available on request

VAT No VAT

ASKING TERMS

The subjects are available by way of a new FRI lease at a rent of **£11,000 per annum**

Alternatively, our client may consider disposing of their heritable interest with vacant possession, quoting information available on request.

VIEWING & FURTHER INFORMATION

Gregor M Brown

0141 212 0059

info@gmbrown.co.uk

G·M·BROWN

0141 212 0059
WWW.GMBROWN.CO.UK

G M Brown Property Consultants Ltd on their behalf and for the Vendors or Lessors of this property whose Agents' they are, give notice that: 1. These particulars are set out as a general outline only for guidance to intending Purchasers or Lessees, and do not constitute any part of an offer or contract. 2. Details are given without any responsibility and any intending Purchasers, Lessees or Third Parties 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. 3. No person in the employment of G M Brown Property Consultants Ltd has any authority to make any representation or warranty whatsoever in relation to this property. 4. Unless otherwise stated, all prices and rents are quoted exclusive of VAT. Subject to contract. FEB 24