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**ALLIED  
SURVEYORS  
SCOTLAND**



## OFFICE TO LET

**7 Canal Street, Renfrew PA4 8QF**

- **1<sup>ST</sup> Floor and Attic**
- **Good Visibility**
- **On Street Parking**
- **Incentives Available**

Commercial Valuation | Agency | Investment Advice  
Building Consultancy | Lease Renewals and Rent Review | Energy Reports



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## LOCATION

The subjects are located in Renfrew, a town situated approximately 7 miles to the west of Glasgow with a resident population in the region of 20,000. The town offers a vibrant retail centre providing a range of services anchored by a number of national operators such as Aldi, Bank of Scotland, and Greggs.

The property is situated on the northern side of Canal Street immediately to the west of the principal town centre crossroads. This street is occupied by a number of longstanding, mostly private retailers/businesses including a funeral director, firm of solicitors and the towns Post Office.

## DESCRIPTION

The property comprises first floor and attic traditional office space contained within an extended two storey and attic mid terraced building. Access is via a close shared with the ground floor premises.

## ACCOMMODATION

The first floor accommodation comprises reception hallway, three offices, tea preparation area and w.c. The upper level provides a further two offices, store and w.c.

## FLOOR AREA

We calculate the net internal floor area of the property as follows:

First Floor:	63.60 sq m ( 685 sq ft)
Attic Floor:	43.57 sq m ( 469 sq ft)
<b>Total:</b>	<b>107.17 sq m (1,154 sq ft)</b>

## VIEWING AND FURTHER INFORMATION

By appointment through the sole letting agent Allied Surveyors Scotland plc.

Gregor Hinks | Tel. 0141 337 7575 | [gregor.hinks@alliedsurveyorsscotland.com](mailto:gregor.hinks@alliedsurveyorsscotland.com)

## RATING ASSESSMENT

The property has been entered in the current Valuation Roll at a Rateable Value of £5,000.

The property is therefore eligible for 100% rates relief under the Small Business Bonus Scheme

## ENERGY PERFORMANCE CERTIFICATE

Energy Performance Rating - TBC

## TERMS

Our client is seeking a rent of £10,000 per annum on full repairing and insuring terms

## VAT

Not applicable.

## OFFERS

In the normal Scottish form addressed to this office.

## LEGAL COSTS

Each party to bear their own legal costs.

## DATE OF ENTRY

To be mutually agreed.

