



QUALIFIES  
FOR 100% RATES  
RELIEF



## Showroom & Workshop Suitable for Various Uses (Subject to Planning)

20 Fulbar Street, Renfrew PA4 8PD

### Location

The property is situated on the east side of Fulbar Street, almost at the junction of Fulbar Street and Wilson Street, within the centre of Renfrew.

The property is centrally situated within the town and lies immediately to the rear of High Street, connected by a pedestrianised walkway.

The immediately surrounding occupiers comprise a mixture of both commercial and residential property and these include, Singh's Garage, Walter Johnstone Funeral Directors, The Luna Rosa Restaurant, Burns Howff Pub together with the motorcycle showroom immediately adjacent and Childsplay Café next door.

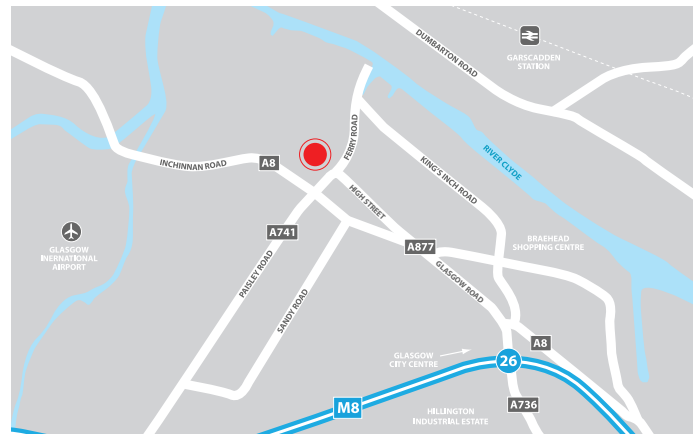
### Description

The subjects comprises a single storey showroom and workshop property. The premises benefit from extensive glazed frontage to Fulbar Street, having formerly being utilised as a motorcycle showroom. The showroom is interconnected to a workshop accessed from Houston Street via a 4m high x 3.2m wide roller shutter.

The showroom is open plan and has a mix of laminate and ceramic tile floor finishes. The walls are plaster and painted and there is a suspended ceiling with LED lights. There is a WC located in the workshop and provision for a WC within the showroom area. The premises have 3 phase power.

### Floor Areas

Showroom:	3,463 sq ft	321.93 sq m
Workshop:	1,747 sq ft	162.33 sq m
Total:	5,210 sq ft	484.26 sq m



## Rent / Terms

£40,000 per annum

The premises are available by way of a new full repairing and insuring lease for a term of 5 years or longer.

Our client may consider splitting and leasing the workshop and showroom separately. For rent details lease contact the agent.

## Business Rates

The RV is split as follows:

Showroom:	£18,000
Workshop:	£6,100

The premises qualify for 100% Rates Relief under the Small Business Bonus Scheme. For further information please contact the Director of Finance at Renfrewshire Council.

## Energy Performance Certificate

A copy of the EPC will be provided on application.

## VAT

All prices, rents, premiums, etc are quoted exclusive of VAT. Interested parties must satisfy themselves as to the incidence of VAT.

## Legal Costs

Each party to be responsible for their own legal costs and outlays including VAT incurred.

## 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.

## Viewing

Strictly through the agents:

**Marc Erunlu**  
marc@lapsleymcmanus.com

**Lapsley McManus Property Consultants**  
72 Waterloo Street, Glasgow G2 7DA

**info@lapsleymcmanus.com**

Important Notice: The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After printing, circumstances may change outwith our control; we will inform enquirers of any changes at the earliest opportunity. August 2023.