



PROMINENT CLASS 3 UNIT

- > NIA: 60.59 SQ M (652 SQ FT)
- > TOWN CENTRE RETAIL ACCOMMODATION
- > STRONG PASSING FOOTFALL AND TRAFFIC
- > PROMINENT LOCATION WITHIN PAISLEY TOWN CENTRE
- > POTENTIAL FOR 100% RATES RELIEF
- > £12,000 PER ANNUM

TO LET

6 GORDON STREET, PAISLEY, PA1 1XE

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LOCATION

The subjects are located on Gordon Street within the town of Paisley. Paisley is located approximately 7 miles west of Glasgow and benefits from excellent transport links via the M8 Motorway and main rail network. Gilmour Street Station is within close proximity which serves Glasgow City Centre as well as the Clyde Coast.

Glasgow International Airport is also located within approximately 3 miles of the subjects. The subjects are situated upon Gordon Street close to its junction with Causeyside Street within the heart of Paisley Town Centre.

Gordon Street is a main arterial route through Paisley which benefits from high levels of vehicular traffic. Surrounding occupiers are predominantly commercial at ground level, with residential dwellings comprising the upper floors.

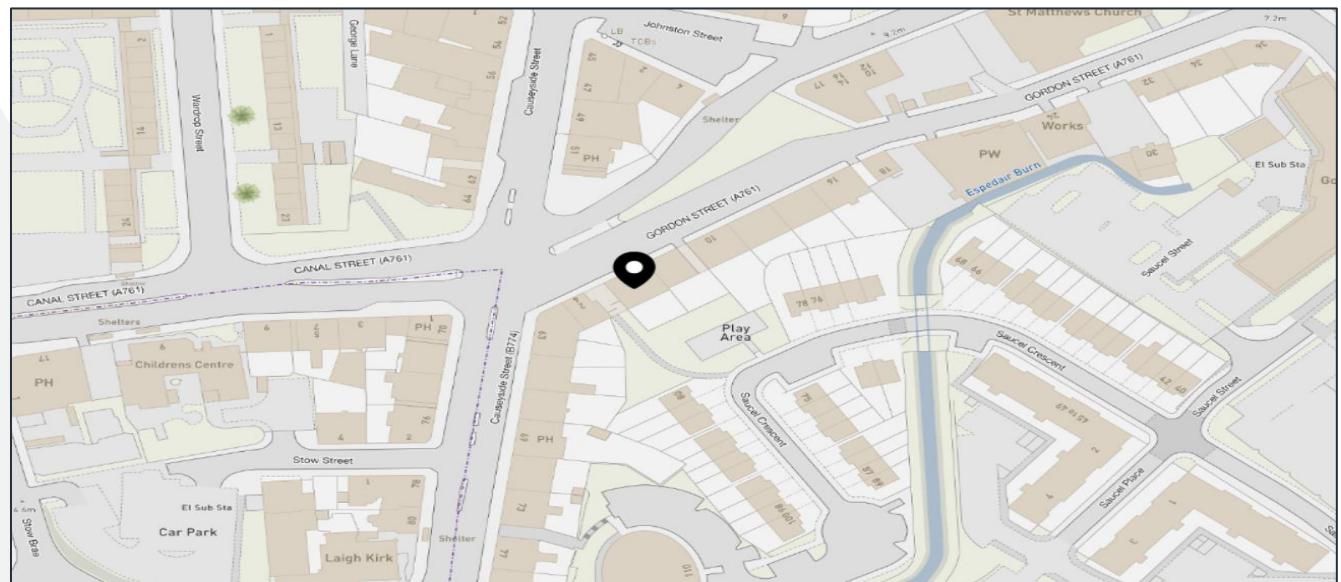
DESCRIPTION

The subjects comprise the ground floor of a larger 4-storey building of stone construction. The property benefits from an attractive glazed frontage with steel roller shutter access.

Internally, the accommodation comprises two interconnecting shop fronts that are predominantly open plan. The rear of the property consists of a staff kitchen and w/c facilities. The subjects are decorated internally to a reasonable standard.

RENT

Our client is seeking rental offers in the region of £12,000 per annum.



RATEABLE VALUE

The subjects have been provisionally entered into the April 2023 valuation roll at £4,600 and £5,200. As such, incoming occupiers may benefit from 100% rates relief via the small business bonus scheme.

Please refer to the Scottish Assessors portal for further information www.saa.gov.uk. The rate poundage for 2023/2024 is 49.8p to the pound.

PLANNING

We understand that the property has Class 3 (Sui Generis) planning consent for its existing use. It will be incumbent upon any tenant to satisfy themselves in this respect.

VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

ENERGY PERFORMANCE CERTIFICATE

A copy of the energy performance certificate can be made available upon request.

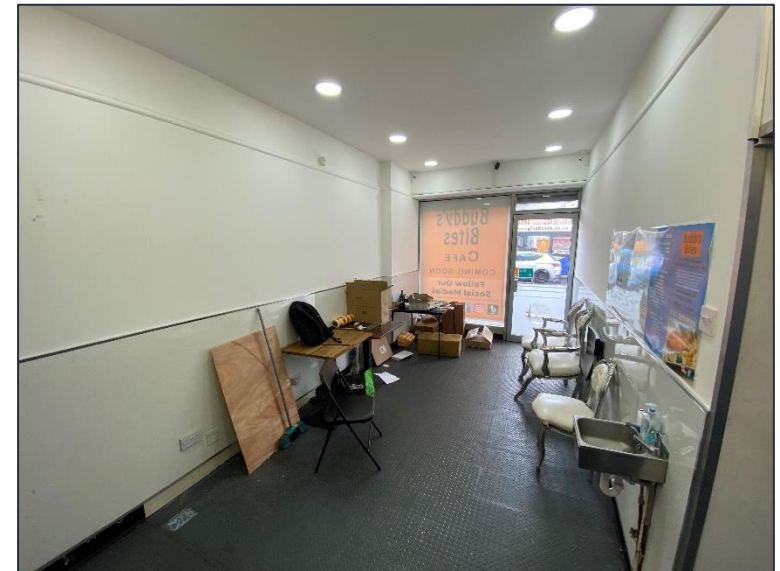
ANTI MONEY LAUNDERING REGULATIONS

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.

ACCOMMODATION

The below floor areas have been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition):

	SQM	SQFT
Ground Floor	60.59	652
TOTAL	60.59	652



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

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

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