







TO LET

Retail Unit

 92 Causeyside Street,
Paisley, PA1 1TX

-  Main road frontage
-  Opposite train station
-  Busy thoroughfare
-  Rates exempt
-  No VAT

kirkstone
PROPERTY CONSULTANCY

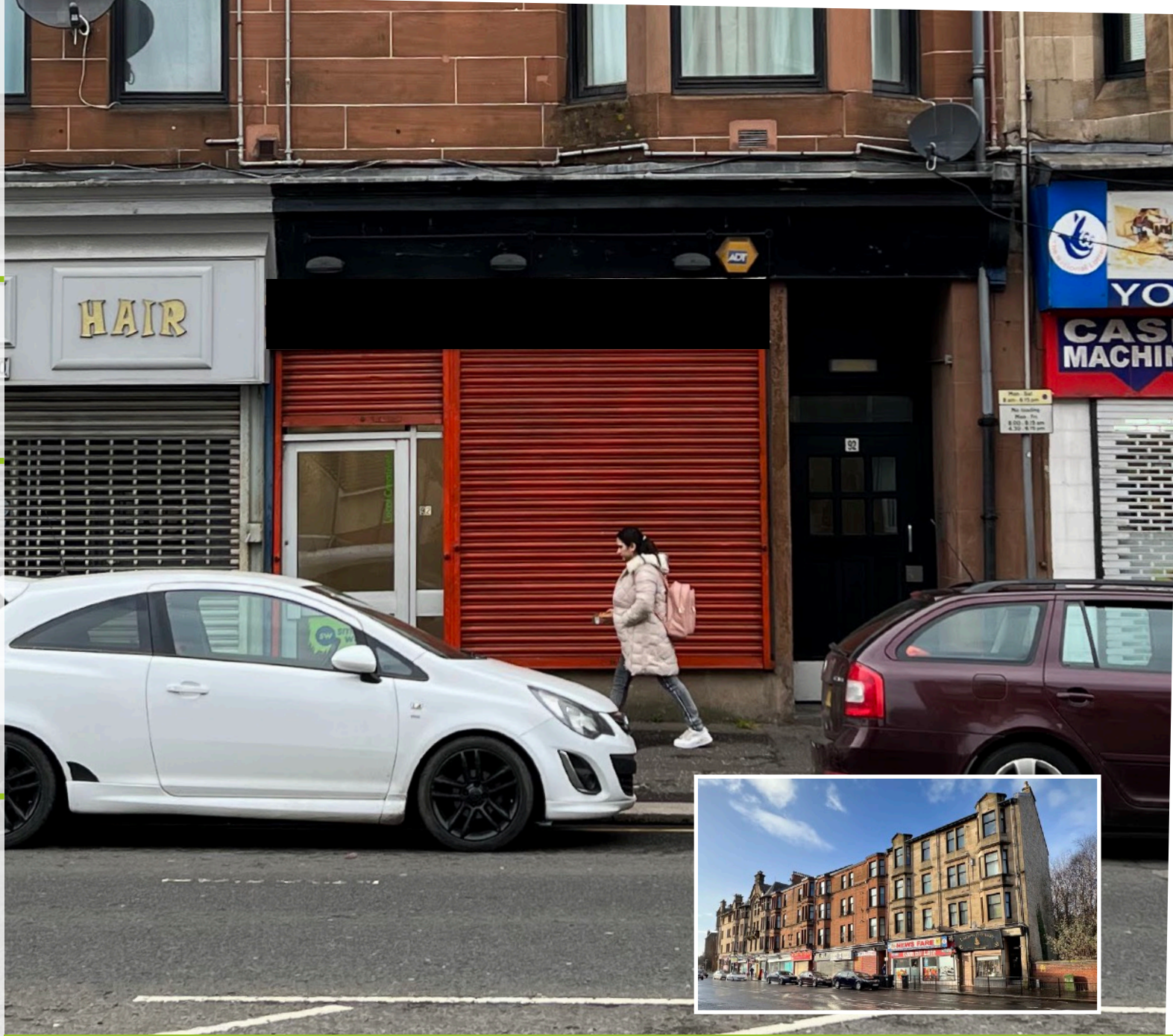
www.kirkstoneproperty.com



Viewing by appointment with the sole letting agents;

Kirkstone Property Consultancy
Suite 2/3, West George Street, Glasgow, G2 1BP

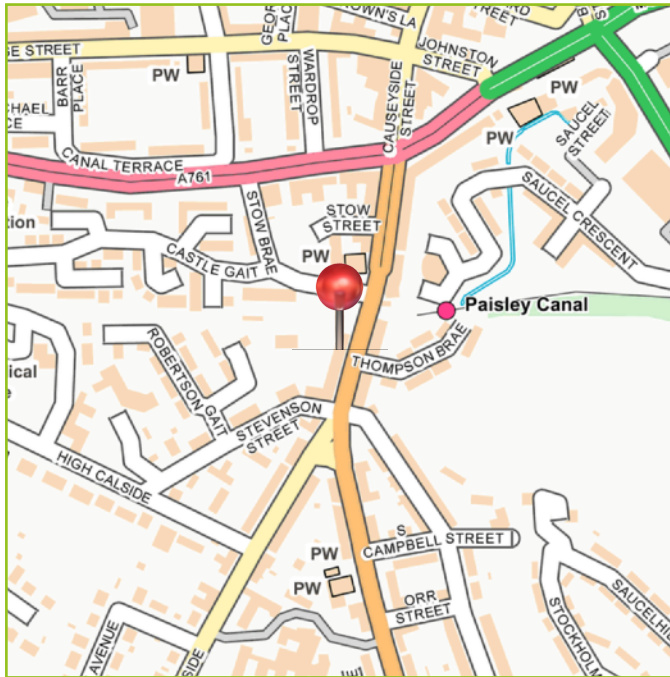
0141 291 5786



Location

Paisley is a large town situated in the west central Lowlands of Scotland. Located north of the Gleniffer Braes, the town borders the city of Glasgow and straddles the banks of the White Cart Water, a tributary of the River Clyde. Glasgow is located less than 10 miles to the east and is highly accessible via the M8 Motorway.

The property is located on the west side of Causeyside Street, a short distance to its junction with Stow Brae. Surrounding occupiers include SF Hairdesign, The Wellington Bar and Eastern Promise. Frequent Bus services operate on Causeyside Street and Paisley Canal train station is situated directly across from the property.



Description

The property comprises a masonry building arranged over four floors, with commercial space at ground floor level forming the subjects and residential accommodation on three floors above. The roof is pitched and covered in tiles.

The property is accessed via a single door within an aluminium and glazed frontage. Internally, the space is rectangular in shape. To the rear there is a small store, kitchenette and staff welfare facilities. The floor throughout is of concrete painted grey. The walls are covered in plaster/paint and the ceilings are of suspended tile which incorporate fluorescent strip lighting. There is no gas supply to the property and space heating is provided electrically.

Accommodation

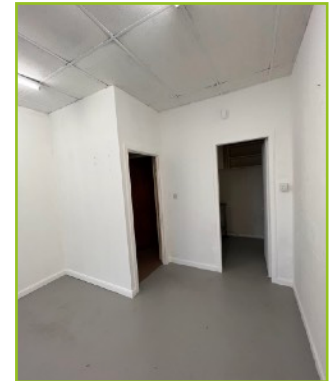
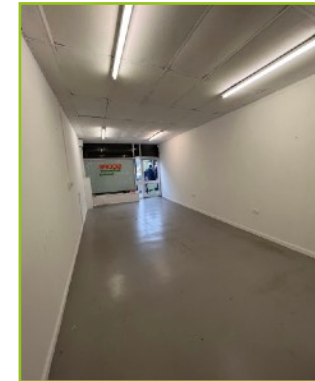
The property provides the following accommodation and approximate floor areas:

Floor	Accommodation	NET INTERNAL AREA	
		sq m	sq ft
Ground	Retail space and storage	33.32	358

The above areas have been calculated on a Net Internal Area basis in compliance with the RICS Code of Measuring Practice (6th edition).

Lease Terms

The subjects are available to lease on full repairing and insuring basis, for a term to be agreed, at a rent of £6,500 per annum. Full quoting terms are available upon request.



Particulars

Rateable Value	£6,400
EPC	Available upon request
VAT	Not payable
Legal Costs	Each party responsible for their own

Kirkstone Property Consultancy is a Limited company Registered in Scotland No SC682540, Kirkstone Property Consultancy for themselves and the Vendors/Lessors of this property for whom they act give notice that (1) All statements contained in these particulars are made without acceptance of any liability in negligence or otherwise by Kirkstone Property Consultancy, for themselves or for the Vendors/Lessors. (2) These particulars do not and shall not constitute, in whole or in part, an offer or a contract or part thereof, and Kirkstone Property Consultancy have no authority to make or enter into any such contract or offer. (3) The Vendors/Lessors do not make, give or imply, not do Kirkstone Property Consultancy or any person in their employment have any authority to make, give or imply, whether in these particulars or otherwise any representation or warranty whatsoever in relation to the property. (4) None of the statements contained in these particulars is to be relied on as a statement or representation of fact or warranty on any matter whatsoever, and intending purchasers must satisfy themselves by whatever means as to the correctness of any statements made within these particulars. (5) Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax. Date of Publication: May 2023.

