





# TO LET **RETAIL UNIT**

26B Bridge Street, Linwood, Paisley, PA3 3DR

Attractive retail premises with excellent display frontage.

Numerous transport links available.

100% Rates Relief, subject to occupier status.

Suitable for a variety of uses, subject to consent.

Net Internal Area of 74.4 sq.m. (801 sq.ft). approx.

OFFERS OVER £12,000 PER ANNUM INVITED.









# LOCATION

The subjects are located on the south side of Bridge Street, which can be accessed from Junction A761 to the south and Glasgow City Centre lies approximately 11 miles to the east.

Linwood is a small town located in the Renfrewshire area of Scotland with the neighbouring town of Paisley.

There are excellent transport links in the area with plentiful supply of bus services along the thoroughfare.

Nearby occupiers in the area include Guidos Fish and Chips, William Hill, Subway, Linwood Dental Care, Lloyds Pharmacy and Barnardo's.

# **DESCRIPTION**

The subjects are located on the ground floor within a 2-storey traditional building.

Internally, the property is open plan in nature with kitchen, storage and toilet facilities to the rear.

Access is via a single door, with the unit benefitting from a large window display frontage to the left-hand side, both externally protected by electric security roller shutters.

The unit also benefits from access to the rear, which is externally protected by roller shutters.

# **ACCOMODATION**

Net Internal Area - 74.4 sq.m (801 sq.ft.) approx.

### **RATES**

Rateable Value - £4,700.

The subjects benefit from 100% Rates Relief under the Small Business Bonus Scheme, subject to applicant status.

# **LEASE TERMS**

Offers over £12,000 per annum are invited.

# VAT

All prices quoted are exclusive of VAT, where applicable.

A copy of the Energy Performance Certificate is available upon request.

# **ENTRY**

Entry is available upon completion of legal formalities.

Each party to be responsible for their own legal costs incurred during the transaction.

# **VIEWING & FURTHER INFORMATION**

Strictly by prior arrangement with:-

Leah Sellers Tel: 07879 626448

e-mail: Leah.Sellers@dmhall.co.uk

# or

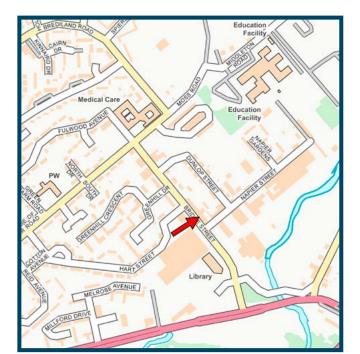
Claire Hutton Tel: 07876 541654

e-mail: Claire.Hutton@dmhall.co.uk

# **DATE OF PUBLICATION**

August 2023 WSA2461

**REFERENCE** 







# IMPORTANT NOTE

- The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.

  All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them
- No person in the employment of DM Hall has any authority to make or give any representation or warranty whatever in relation to the property.

  All prices, premiums and rents quoted are exclusive of VAT.

  The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside
- our control
  These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our client's solicitors.