



# TO LET

## RETAIL UNIT

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

Attractive retail premises with excellent display frontage.

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Numerous transport links available.

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100% Rates Relief, subject to occupier status.

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Suitable for a variety of uses, subject to consent.

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

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OFFERS OVER £12,000 PER ANNUM INVITED.

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## 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.

## EPC

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

## ENTRY

Entry is available upon completion of legal formalities.

## LEGAL COSTS

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

## VIEWING & FURTHER INFORMATION

Strictly by prior arrangement with:-

Leah Sellers

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## REFERENCE

WSA2461



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