

TO LET

Cafe



**35 Moss Street,
Paisley, PA1 1DL**

- NIA - 143.70 sq m (1,547 sq ft)
- Town centre location
- Main road frontage
- Adjacent to train station
- Rates exemption potential
- No VAT on rent

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PROPERTY CONSULTANCY

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Viewing by appointment with the sole letting agents;

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

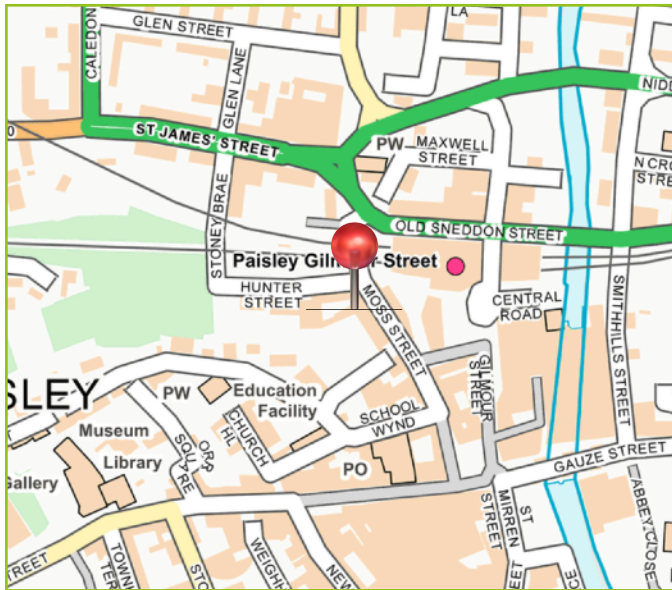
0141 291 5786



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 town is within close proximity of Glasgow International Airport.

The property is located at the northern end of Moss Street adjacent to it's junction with Hunter Street, a short distance from Paisley town centre. The property is convenient to the Paisley one way system providing links to the M8 motorway and Glasgow International Airport. In addition, Gilmour Street railway station is within convenient walking distance. Surrounding occupiers include Cochran Dickie Estate Agents, Summits Outdoor and JD Wetherspoon.



Description

The property comprises a mixed use building of traditional construction arranged over three floors with retail accommodation on the ground floor and offices above. The roof is pitched and covered in tiles. The rear section of the property is arranged over 2 floors and has a flat roof.

The cafe is on the ground floor and benefits from return frontage onto Moss Street and Hunter Street. The floor throughout is of concrete and is covered in laminate. The walls are covered in plaster/paint and wallpaper. The ceilings are exposed and incorporate drop pendant LED lights. Welfare facilities are also provided.

Accommodation

The property provides the following accommodation and approximate floor areas;

Floor	Accommodation	NET INTERNAL AREA	
		sq m	sq ft
Ground	Cafe and storage	143.7	1547

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 £16,500 per annum. Full quoting terms are available upon request.



Service Charge

The service charge on the building has been estimated to be circa £2.50 per sq ft.

Particulars

Rateable Value	To be reassessed
EPC	Available upon request
VAT	Not payable on the rent

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