

**SUTHERLAND  
BROWN**

Chartered Surveyors

# FOR SALE (MAY LET)

**EXTENSIVE RETAIL PROPERTY WITH POTENTIAL  
FOR A VARIETY OF USES**

**4 HIGH STREET, PAISLEY**



## LOCATION

The property is situated on a very prominent position on Paisley High Street, adjacent to the improved **Piazza Shopping Centre**. This is adjacent to the major bus stops in the town and nearby occupiers include **JD Sports**, **Holland & Barrett** and **Stewart Travel**.

## DESCRIPTION

The property is extensive and comprises a large prominent retail space with significant basement storage.

There is also a large upper area situated to the rear. This upper area could be separated from the ground floor with access from the return elevation. This could suit a range of uses and is dramatic space.



### ACCOMMODATION

The floor areas are as follows: -

Ground Floor Retail Area	2,170 sq.ft.	201.7m <sup>2</sup>
First Floor Area	2,760 sq.ft.	256.5m <sup>2</sup>
Basement	1,603 sq.ft.	148.9m <sup>2</sup>
	<b>6,533 sq.ft.</b>	<b>607.1m<sup>2</sup></b>

### SALE PRICE

Our client is seeking offers in excess of **£250,000** for the sale of the property.

Alternatively, a lease might be considered.

### RATEABLE VALUE

We understand the property is entered in the local valuation roll as follows:-

Rateable Value at April 2023	<b>£16,500</b>
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### LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction with the ingoing tenant being responsible for any Stamp Duty, Land Tax and Registration Dues.

### VAT

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

### EPC

The EPC rating is available on request.

### DATE OF ENTRY

Immediate.

### VIEWING & FURTHER INFORMATION

Strictly by appointment through the sole agents:

Sutherland Brown

205 St. Vincent Street, Glasgow, G2 5QD

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