

**OFFICES / DEVELOPMENT  
OPPORTUNITY**

**DM HALL**  
CHARTERED SURVEYORS



# FOR SALE / MAY LET

1 Glasgow Road, Paisley, PA1 3PX

Attractive office space with private car parking to the rear.

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Potential residential development opportunity, subject to planning.

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Excellent transport links.

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Gross internal area of 207.86 sq.m (2,237 sq. ft)

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Offers in the region of £150,000 (per floor) are invited.

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**LOCATION**

The subjects are located on the north side of Glasgow Road forming A761 within Paisley town centre. Glasgow Road forms a main arterial route through the town and onto Glasgow City Centre, which lies approximately 10 miles to the east.

The property benefits from excellent road connections, with both Glasgow International Airport and the M8 motorway within 1.5 miles. Paisley Gilmore Street station, which is linked directly with Glasgow Centre Station is within a 5-minute walk. Regular bus services can be found along the thoroughfare.

**DESCRIPTION**

The subjects comprise ground floor and first floor accommodation within an attractive four storey sandstone villa, with residential flats occupying upper levels.

Internally, both floors accommodate various separate rooms, small tea preparation and toilet facilities.

The ground floor benefits from a private and secure entrance. The first floor is accessed by a spiral staircase towards the rear of the building.

The subjects benefits from 4 allocated parking spaces to the rear of the property, with the opportunity to lease more.

Access is afforded through a secure entry, private door.

**ACCOMODATION**

According to our calculations the subjects have a total Gross Internal Areas of approximately:

Ground Floor	101.55 sq.m.	(1,093 sq. ft.)
First Floor	106.31 sq.m.	(1,144 sq. ft.)

**RATEABLE VALUES:**

Ground Floor	£5,600
First Floor	£6,100

**LEASE / SALE TERMS**

Offers over £150,000 per floor are invited. Offers to purchase the premises may also be considered.

**VAT**

All prices quoted are exclusive of VAT, where applicable.

**EPC**

A copy of the Energy Performance Certificate is available upon request. The Ground floor is D. The first floor is E.

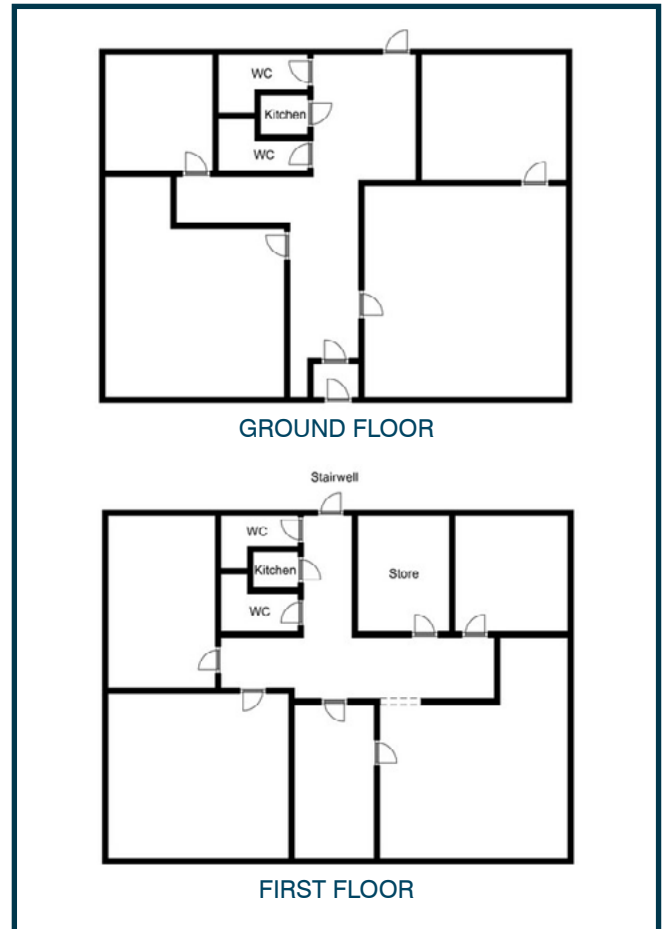
**LEGAL COSTS**

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

**VIEWING & FURTHER INFORMATION**

Strictly by prior arrangement with:-

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**DATE OF PUBLICATION** March 2024

**REFERENCE** WSA2552

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