



Glen & Co
Chartered Surveyors

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TO LET - 81 Neilston Road, Paisley, PA2 6SZ

Ground Floor Class 2 Shop / Office Premises - Net Internal Area: 113.65 sq m (1,223 sq ft)

To Let

81 Neilston Road, Paisley, PA2 6SZ

Location

Neilston Road is a busy thoroughfare that links between Paisley town centre out to the districts of Thornly Park, Foxbar and Barrhead to the south.

The premises lie on the eastern side of Neilston Road, directly opposite its junction with Alice Street. A bus stop leading to all points south of Paisley sits immediately to the front of the premises.

The surrounding area is a mix of residential and commercial uses; neighbouring commercial occupiers include Paddy Power Bookmakers, Bottles Off Sales and Tannahill's public house.

For a Google Streetview of the location, [CLICK HERE](#)

Description

The premises comprise a single storey ground floor lock up shop / office unit. The premises have the benefit of a pavement level entrance set within an extensive double display frontage.

Internally, the property is laid out with a main open plan sales area, a rear counter and extensive wc facilities for both customers and staff.

Accommodation

Measured in accordance with the 6th Edition of the RICS Code of Measuring Practice, we estimate the property to extend to the following floor areas:

Ground Floor

Net Internal Area: 113.65 sq m (1,223 sq ft)

Rating

From saa.gov.uk, the premises are entered in the current Valuation Roll as:

NAV/RV: £12,900

The Uniform Business Rate for 2015/16 is £0.48.

With the Rateable Value set at this level, the occupier may be able to benefit from the Small Business Bonus Scheme where 25% Rates Relief would be available to qualifying Rates payers. For further information on this scheme, please speak with us.

Energy Performance Certificate - G

VAT

All rents, prices and premiums are quoted here exclusive of VAT which will be charged at the prevailing rate.

Terms

Our clients hold the premises on a long term full repairing and insuring lease and the current rent passing is £21,000 per annum.

Our clients seek to dispose of their interest either by way of assignment or sub-letting. Subject to status, attractive financial incentives are available.

Legal Expenses

Each party will meet their own legal and professional expenses incurred in connection with the transaction, with the proposed assignee or sub tenant being required to give an undertaking to meet any landlords costs that may be payable together with any Land and Buildings Transaction Tax and Registration Dues that may be due.

Entry

Immediately available.

Further Information and Viewing

For any further information, or to arrange a viewing of the premises, please contact David Glen of the sole letting agents:

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