

Colin Ely & Company

Chartered Surveyors

TO LET

32 HIGH STREET
PAISLEY PA1 2BZ



LOCATION

The property is located on the north side of High Street at its junction with Church Hill and New Street fronting the pedestrianised prime shopping area in Paisley.

The ground floor occupiers in the immediate area are predominantly retail, including **British Heart Foundation; Yorkshire Building Society; Soho Hairdressers; McDonalds;** plus other national and local traders.

Paisley is situated approximately 7 miles west of Glasgow city centre, and has excellent road and public transport links.

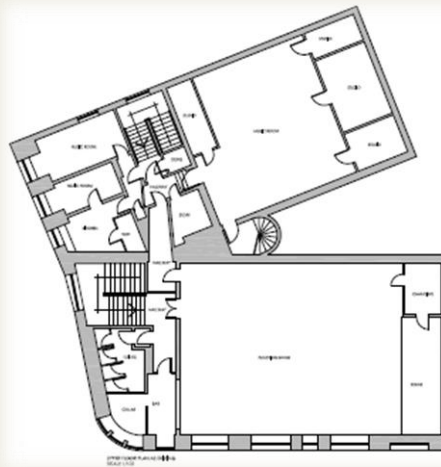
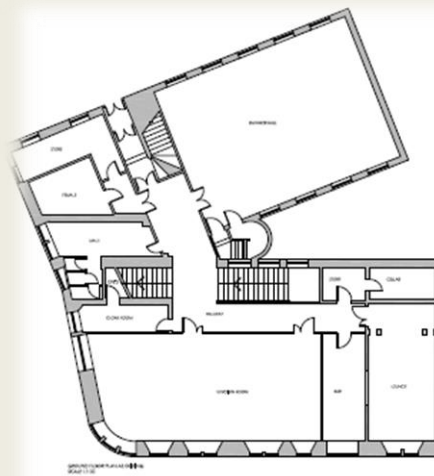
DESCRIPTION

The premises comprises the upper floors of a three storey Grade C Listed building dating from 1886, of stone construction incorporating many decorative features, all under pitched slated roofing with a semi-circular turret feature at the main corner. The ground floors are in retail use.

Approached by an entrance corridor from High Street, the stairway to the first floor gives onto a circulation corridor from which the main function room; lounge; and former snooker hall are accessed, as well as male and female toilets, offices, cellars, and stores.

The second floor, which can be accessed either from the ground floor or by a separate entrance from School Wynd houses a large auditorium / function room, plus a smaller hall currently sub-divided into studios, and various offices plus additional toilets and cellars.

The whole of the property is in need of some attention in terms of both minor repairs and decoration, but offers the opportunity for various uses or combinations of uses either as a whole or in parts.



ACCOMMODATION

From measurements taken on site we would calculate that the property has a gross internal area as follows :

First floor	(front)	269.32 m² (2,899 sq.ft.)
	(rear)	252.23 m² (2,715 sq.ft.)
Second floor	(front)	263.75 m² (2,839 sq.ft.)
	(rear)	251.30 m² (2,705 sq.ft.)

RATEABLE VALUE

The property is assessed under two separate entries as follows :

32 High Street	-	NAV £13,500
27 School Wynd	-	NAV £13,750

Individually these are below the threshold for 100% rates relief under the SBBS,

Any incoming occupier will have the right to appeal against any proposed entry.

EPC

An EPC has been commissioned.

LEASE TERMS

The property is offered on a long-term full repairing and insuring lease terms, with rental offers in the region of **£25,000 per annum**.

The property could be sub-divided on a floor by floor basis, and potentially further into front and rear suites on each floor. Rents on application

Significant incentives will be available to a suitable party taking a long term lease over the whole of the property.

ENTRY

By arrangement.



VIEWING AND FURTHER INFORMATION

On application to the sole agents:

Colin Ely & Company
Chartered Surveyors
40 St. Enoch Square
Glasgow G1 4DH

Tel: 0141 - 221 5233 e-mail: colin.ely@btconnect.com

PROPERTY MISDESCRIPTIONS ACT (1991)

1. The information contained within these particulars has been checked and unless otherwise stated is understood to be materially correct as at the date of publication. After these details have been printed, circumstances may change outwith our control. When we become aware of any material change we will advise all enquirers accordingly.
2. Date of publication: November 2017

