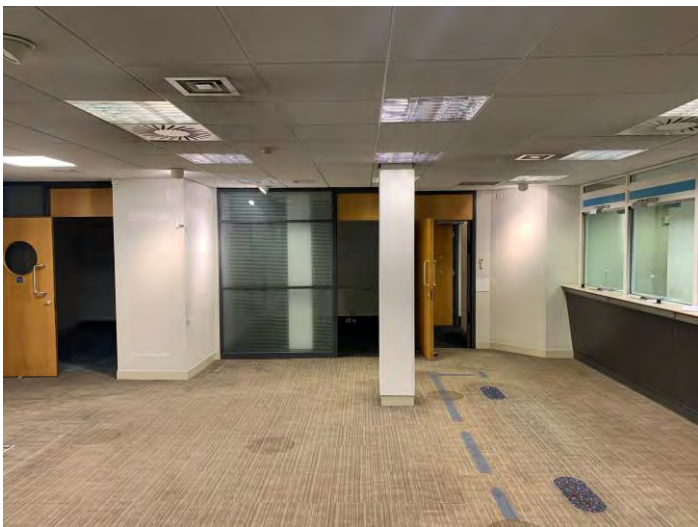




Tel.0141 337 7575 @Allied_Scotland
www.alliedsurveyorsscotland.com

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SCOTLAND**



RETAIL UNIT TO LET

9 Canal Street, Renfrew PA4 8QF

- Class 2 Consent
- Extensive Frontage
- On Street Parking
- Central Location
- May Suit Alternative Uses

Commercial Valuation | Agency | Investment Advice
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LOCATION

The subjects are located in Renfrew, a town situated approximately 7 miles to the west of Glasgow with a resident population in the region of 20,000. The town offers a vibrant retail centre providing a range of services anchored by a number of national operators such as Aldi, Bank of Scotland, and Greggs.

The property is situated on the northern side of Canal Street immediately to the west of the principal town centre crossroads. This street is occupied by a number of long standing, mostly private retailers/businesses including a funeral director, firm of solicitors and the towns Post Office.

DESCRIPTION

The property comprises an open plan retail unit contained on the ground and part first floors of an extended two storey and attic mid terraced building. The property has a modern frontage with assisted double leaf entrance doors.

ACCOMMODATION

The ground floor accommodation comprises a large open plan area with two toilets, storage and a staircase situated to the rear west most side. At first floor level, there is a staff welfare area, store and plant room.

VIEWING AND FURTHER INFORMATION

By appointment through the sole letting agent Allied Surveyors Scotland plc.

Gregor Hinks | Tel. 0141 337 7575 | gregor.hinks@alliedsurveyorsscotland.com

FLOOR AREA

We calculate the net internal floor area of the property as follows:

Ground Floor: 130.33 sq m (1,403 sq ft)
First Floor: 28.71 sq m (309 sq ft)
Total: 159.04 sq m (1,712 sq ft)

RATING ASSESSMENT

The property has been entered in the current Valuation Roll at a Rateable Value of £17,750.

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Rating - TBC

TERMS

Our client is seeking a rent of £20,000 per annum on full repairing and insuring terms

VAT

Not applicable.

OFFERS

In the normal Scottish form addressed to this office.

LEGAL COSTS

Each party to bear their own legal costs.

DATE OF ENTRY

To be mutually agreed.

