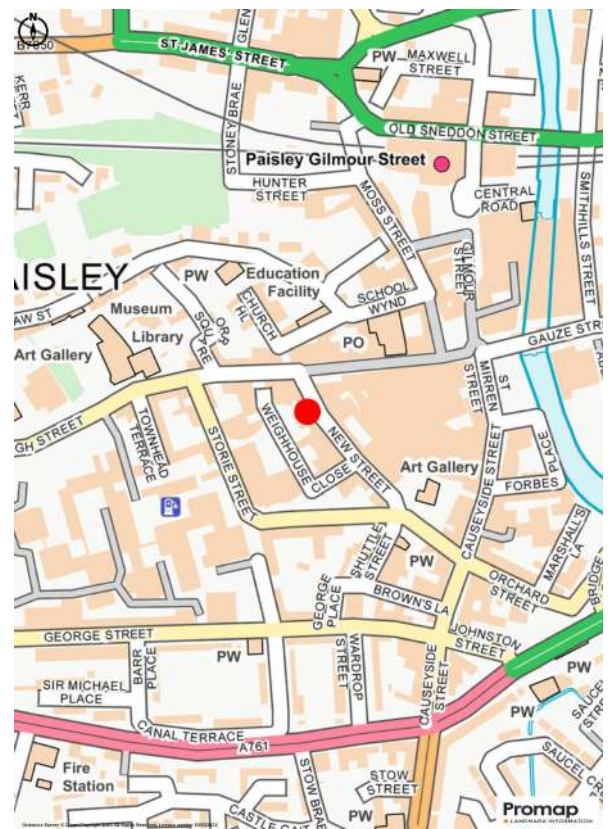




## 8 New Street, Paisley, PA1 1XY

- Town centre location, on a known leisure circuit.
- Class 3 consent with two kitchen facilities.
- Arranged over ground, first and attic floors.
- Redevelopment opportunity at first floor.
- Take away area combined with restaurant seating.



## LOCATION

New Street is situated adjacent to High Street in the centre of Paisley. The subjects are situated centrally which means they witness high levels of footfall. This is benefitted throughout the day due to the selection of bars and restaurants already established on New Street.

## DESCRIPTION

The subject property comprises of a restaurant arranged over the ground, first and attic floors of the property. The ground floor restaurant has 30 covers, with the added benefit of a dedicated takeaway area. The restaurant is served by male, female and disabled toilets which are currently fit out to a high standard.

The first floor level is currently used for storage. It has an open plan restaurant seating area benefiting from a full width and height glazed frontage. A bar area is provided, as well as a dedicated kitchen facility at this level. An ingoing tenant could expand the downstairs restaurant, or create a separate trading entity at first floor level.

## ACCOMMODATION

In accordance with the RICS Property Measurement Professional Statement (2nd Edition), we calculate the following approximate net internal areas:

	Sq Ft	Sq M
Ground Floor	1,882	175
First Floor	1,882	175
Attic	293	27
Total	4,057	402

## RATING ASSESSMENT

The subjects are entered in the Valuation Roll at a Rateable Value of £25,000 from 1st April 2023.

The rate poundage for 2023/2024 is 0.498 in the pound.

## ENERGY PERFORMANCE CERTIFICATE

An EPC has been prepared for this property and can be provided upon request.

## VAT

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT).

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with this transaction. For the avoidance of doubt, the ingoing tenant will be liable for LBTT, Extract Copies and VAT thereon.

## VIEWING & FURTHER INFORMATION

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