







# TO LET

## Multi Use Building

 **35 Moss Street,  
Paisley, PA1 1DL**

-  **Town centre location**
-  **Class 2, 3, 10 & 11**
-  **Subjects over 3 floors**
-  **Available entirely or part**
-  **Adjacent to train station**
-  **No VAT on rent**

**kirkstone**  
PROPERTY CONSULTANCY

[www.kirkstoneproperty.com](http://www.kirkstoneproperty.com)



Viewing by appointment with the sole letting agents;

Kirkstone Property Consultancy  
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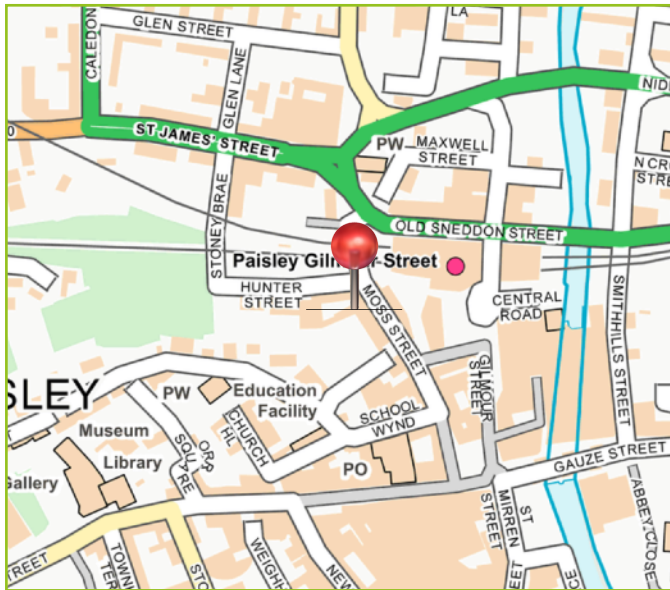




## Location

Paisley is a large town situated in the west central Lowlands of Scotland. Located north of the Gleniffer Braes, the town borders the city of Glasgow and straddles the banks of the White Cart Water, a tributary of the River Clyde. Glasgow is located less than 10 miles to the east and is highly accessible via the M8 Motorway. The town is within close proximity of Glasgow International Airport.

The property is located at the northern end of Moss Street adjacent to it's junction with Hunter Street, a short distance from Paisley town centre. The property is convenient to the Paisley one way system providing links to the M8 motorway and Glasgow International Airport. In addition, Gilmour Street railway station is within convenient walking distance. Surrounding occupiers include Cochran Dickie Estate Agents, Summits Outdoor and JD Wetherspoon.



## Description

The property comprises a mixed use building of traditional construction arranged over three floors with retail accommodation on the ground floor and offices above. The roof is pitched and covered in tiles. The rear section of the property is arranged over 2 floors and has a flat roof. There is an off street private car park that can accommodate around 6 cars.

The ground floor currently has a Class 3 cafe fronting Moss Street. To the rear there is an assembly hall. The first and second floors have a range of office sizes and are accessed via stairwell from the Hunter Street entrance. The floor throughout is of concrete and is covered in carpet and laminate. The walls are covered in plaster/paint and the ceilings are of suspended tile which incorporate fluorescent strip lighting. Welfare facilities are on each floor.

## Accommodation

The property provides the following accommodation and approximate floor areas;

Floor	Accommodation	NET INTERNAL AREA	
		sq m	sq ft
Ground	Class 3 cafe and assembly hall	341.9	3680
First	Offices	319.46	3439
Second	Offices	148.37	1597
<b>TOTAL</b>		<b>809.73</b>	<b>8716</b>

The above areas have been calculated on a Net Internal Area basis in compliance with the RICS Code of Measuring Practice (6th edition).



## Lease Terms

The subjects are available to lease entirely or in part on full repairing and insuring basis, for a term to be agreed from £8 per sq ft. Full quoting terms are available upon request.

## Particulars

Rateable Value	£24,500
EPC	Available upon request
VAT	Not payable on the rent

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