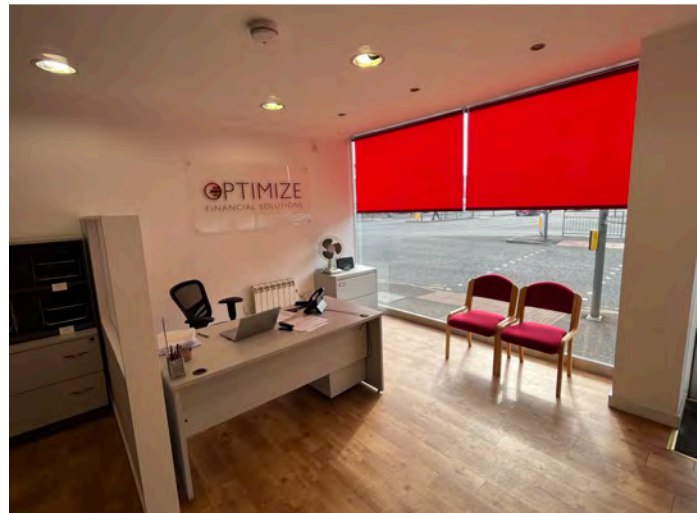




Tel. 0141 337 7575 [@Allied_Scotland](https://twitter.com/Allied_Scotland)
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**ALLIED
SURVEYORS
SCOTLAND**



FOR SALE (MAY LET)

43 Gauze Street Paisley PA1 1EX

- ✔ Attractive 'turnkey' office/retail premises
- ✔ Prominent position off busy junction within Paisley town centre
 - ✔ Qualifies for 100% rates relief
 - ✔ NIA 56.00 sq m (603 sq ft)

Commercial Valuation | Agency | Investment Advice
Building Consultancy | Lease Renewals and Rent Review | Energy Reports



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LOCATION

Paisley is situated in Renfrewshire, 9 miles from Glasgow and only 2 miles from Glasgow International Airport. It offers excellent road and public transport infrastructure including a direct rail link to Glasgow city centre. Paisley is the largest town in Scotland with a resident population of 75,000 or thereby, is the administrative centre for Renfrewshire Council and home to University of West of Scotland.

The subjects hold a prominent position on the northern side of Gauze Street, part of the A761 road, to the north west of the busy junction where it and the A726 road meet on the eastern periphery of Paisley town centre. The subjects are therefore highly visible to the heavy levels of passing vehicular traffic. As well as the excellent road links, the subjects also benefit from being situated a short walk from Paisley Gilmour Street train station, several public bus stops and levels of public and on street car parking.

DESCRIPTION

Attractive end-terrace retail premises formed on the ground floor of a traditional three storey sandstone tenement building and continues into the entirety of a single storey adjunct to the rear. It forms the most easterly unit on an established retail parade with the upper floors being in separate residential use.

Mostly recently trading as the office of a firm of financial advisers, the unit is freshly decorated with a modern shopfront and offers an excellent 'turnkey' opportunity for parties seeking a similar use. Given its attributes however, it would also suit a variety of alternative uses, subject to planning.

FLOOR AREA

The approximate net internal area is 56.00 sq m (603 sq ft) in accordance with the RICS Code of Measuring Practice (6th) Edition.

RATEABLE VALUE

According to the Scottish Assessor's website (www.saa.gov.uk), the subjects have a Rateable Value of £8,500. Occupiers that qualify can therefore apply for 100% rates relief under the current Small Business Bonus Scheme.

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate Rating is C.

ASKING PRICE

Our client is seeking offers in excess of £100,000 for this opportunity.

Alternatively, our client may consider offers to lease the property. Further details can be obtained from the marketing agent.

OFFERS

In the normal Scottish form addressed to this office.

DATE OF ENTRY

As soon as possible.

VAT

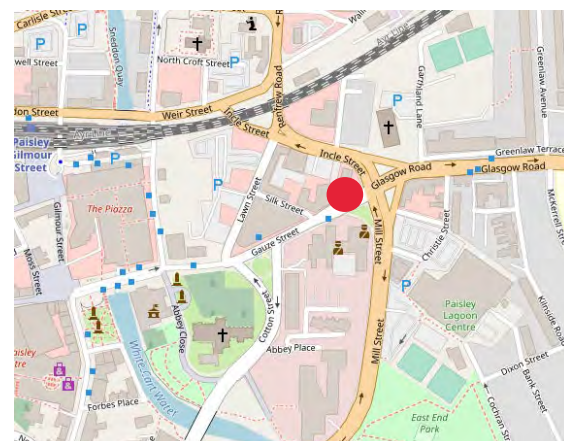
Not applicable.

ACQUISITION COSTS

Each party shall bear their own legal costs in the preparation of the lease with the eventual tenant/purchaser liable for any Registration Dues or LBTT thereon.

ANTI-MONEY LAUNDERING

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before any transaction can proceed.



VIEWING AND FURTHER INFORMATION

By appointment through the sole selling agents Allied Surveyors Scotland plc.

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