

1/3 HAIRST STREET, RENFREW, PA4 8QU



ICONIC BUILDING



- Highly Prominent Position
- Single Story
- Class 2 / 1 Consent
- 1,416sq ft
- Rent: o/o £25,000p.a.

#### LOCATION

The property is situated on the east side of Hairst Street at its junction with High Street on a highly visible position in Renfrew.

Renfrew is located to the south of the River Clyde, approximately 6 miles west of Glasgow City Centre and approximately 3 miles to the north of Paisley. The town is located just to the west of the M8 motorway and is readily accessible from both Junctions 26 & 27. The town has a population of approximately 24,000 people and a much wider catchment population.

Neighbouring occupiers include the Renfrew Burgh Halls, Aldi, Well Pharmacy and a number of other well recognised national retailers.

#### PROPERTY

The property comprises a single storey B-Listed former Union Bank building. Constructed in 1910 in Beaux Arts Renaissance style with a recessed hemicycle centre and semi-circular Ionic porch, the main entrance is up a set of stone steps from street level.

Internally the property offers a primarily open plan former bookmakers with partitioned staff counter, w.c. facilities, office and tea prep.

The property has been decorated to suit the former tenants corporate requirements. The property currently benefits from Class 2 (Office) consent however may benefit from a change of use to retail or hot food use (subject to planning)

#### AREA

The property extend to the following net floor areas:

Ground: 131.59sqm (1,416sq ft)

#### NAV/RV

£14,500

#### RENT

The property is available on a new full repairing and insuring head lease for a negotiable term for o/o £25,000per annum

#### V.A.T

Prices quoted are exclusive of V.A.T





#### **E.P.C**

Available on request

#### **TITLE**

Available on request

#### **VIEWING**

By appointment only, alternatively virtual viewings can be booked.

#### **LEGAL**

Each party shall bear their own legal costs incurred in the transaction

#### **ANTI-MONEY LAUNDERING**

In order to comply with anti-money laundering legislation, the successful tenant will be required to provide certain identification documents. The required documents will be confirmed to and requested at the relevant time.



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