

Colin Ely & Company

Consultant Surveyors



TO LET

32 HIGH STREET

PAISLEY PA1 2BZ

LOCATION

The property is located on the north side of High Street close to its junctions with Church Hill and New Street in the prime pedestrianised section of the main shopping street in Paisley.

Nearby occupiers are a mixture of local and national traders, including **TSB** (bank), **Sports Direct** (sportswear), **Black Rooster** (restaurant) **Salvation Army** (charity shop) and the **YMCA**; whilst the **Paisley Centre** (enclosed shopping arcade) is close by

The location is well served by public transport with various bus services on New Street and western High Street, whilst Paisley Railway station is only a short walk away.

DESCRIPTION

The premises comprise a ground floor unit forming part of an ornate Grade C Listed building from 1886 formerly housing the Paisley Liberal Club. The building is currently undergoing internal and external renovation.

Externally the property has a traditional shopfront with timber framed display windows and a single entrance door with a non-illuminated display fascia board.

Internally the shop has a large area at street level, with a rear area at a higher level accessed by a short flight of steps. The property was formerly fitted out as a hairdressers with various laminate and vinyl floor finishes, painted and lined walls, and a mix of plastered and painted, and suspended tiled, ceilings.

There is a small toilet compartment with a single WC unit situated to the rear, and a small office / lounge.

USE

The premises were formerly used as a hairdressers salon within Class 1A of the Use Classes Order. Other uses could be available subject to planning.

AVAILABLE ACCOMMODATION

We understand that the property has a net internal area of **985 sq.ft. (105.52 m²)** comprising :

Front sales	-	763sq.ft. (70.84m ²)
Rear saloon	-	373 sq.ft. (34.68m ²)

There is also a cellar under the front shop area accessed by a floor hatch, and usable for rough storage.



RATABLE VALUE

The property is currently assessed at NAV £7,100. This assessment is below the current threshold for the Small Business Bonus Scheme, so any qualifying occupier should pay no Non-Domestic rates. Any incoming occupier will be able to appeal against this entry.

EPC

An EPC has been commissioned and can be provided to interested parties.

LEASE TERMS

The property is offered on a long-term full repairing and insuring lease terms, with rental offers in the region of **£9,600 per annum**.

ENTRY

By arrangement.

VIEWING AND FURTHER INFORMATION

On application to the sole agents:

Colin Ely & Company
Consultant Surveyors

Tel: 0771 267 5233
e-mail : colin_ely_co@outlook.com

PROPERTY MISDESCRIPTIONS ACT (1991)

1. The information contained within these particulars has been checked and unless otherwise stated is understood to be materially correct as at the date of publication. After these details have been printed, circumstances may change outwith our control. When we become aware of any material change we will advise all enquirers accordingly.
2. Date of publication: December 2023