



**ALLIED
SURVEYORS
SCOTLAND**

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www.alliedsurveyorsscotland.com



TO LET

26 Glasgow Road, Paisley PA1 3QH

- ✔ Established retail location with high traffic volume
 - ✔ NIA - 64.80 sq m (693 sq ft)
- ✔ Well presented retail premises that would suit a variety of uses
 - ✔ [CLICK HERE FOR VIRTUAL WALKTHROUGH](#)

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LOCATION

The property is located on the south most side of Glasgow Road between McKerrrell Street and Kilside Road in a prospering area to the east of Paisley town centre. It lies immediately to the west of Paisley Grammar School and to the east of Council Offices currently occupied by Renfrewshire Valuation Joint Board. The subjects form part of a settled parade that includes a pharmacy, a hairdressing salon, opticians and convenience store.

DESCRIPTION

The property comprises a ground floor Class 1A retail premises with prominent frontage allowing excellent levels of natural light that is contained within a 4 storey traditional sandstone tenement building. Previously trading as a nail and beauty salon, the unit would also suit a variety of alternative uses. The entire frontage is protected by an automated external security shutter.

ACCOMMODATION

The accommodation comprises a well-proportioned office/retail space to front with further private office/treatment room, staff tea prep area and 2 WCs to the rear.

FLOOR AREA

We have calculated the net internal floor area of the property at 64.80 sq. m. (693 sq. ft.) or there by

RENT

Our client is seeking a rent of £10,500 per annum on full repairing and insuring terms for a period to be agreed.

RATEABLE VALUE

According to the Scottish Assessor's website (www.saa.gov.uk) the subjects have a Rateable Value of £8,900 effective 1st April 2023. The uniform business rate for the current year is £0.498 pence in the pound.

Occupiers that qualify are therefore eligible to claim 100% non domestic rates relief through the Small Business Bonus Scheme.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate rating is F.

OFFERS

In the normal Scottish form addressed to this office.

ACQUISITION COSTS

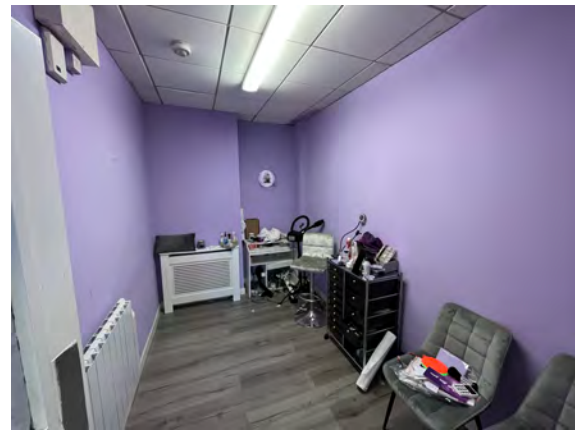
Each party shall be responsible for their own legal costs incurred in connection with the eventual tenant liable for any Land Building and Transaction Tax (LBTT) and VAT thereon.

DATE OF ENTRY

To be mutually agreed.

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.



VIRTUAL WALKTHROUGH

[CLICK HERE FOR VIRTUAL WALKTHROUGH](#)

VIEWING AND FURTHER INFORMATION

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

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