



## FIRST FLOOR OFFICE SUITE

- > NIA 49.24 SQM (530 SQFT)
- > FREE ON-SITE CAR PARKING
- > ALL-INCLUSIVE VAT FREE RENT
- > POTENTIAL FOR 100% RATES RELIEF
- > RENTAL: **£13,200 PER ANNUM**

TO LET

### UNIT 3 MILL HOUSE, 30 GORDON STREET, PAISLEY, PA1 1XA

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## LOCATION

The subjects are located in Paisley, approximately 7 miles west of Glasgow City Centre. Paisley is the principal town within Renfrewshire with a population of nearly 80,000 people. The surrounding area offers local as well national traders.

The subjects are positioned on Gordon Street, southeast of Paisley Town Centre, and the immediate surrounding area is predominantly made up of residential dwellings as well as other commercial properties.

Paisley offers excellent public transport links with Paisley Canal Station (0.5 miles) as well as Paisley Gilmour Street Station (0.3 miles) both within close proximity to the subject.

## DESCRIPTION

The subject comprises a 2-storey detached office building. Externally, the subjects comprise a stone-built building surmounted by a pitched roof. The subject also offer free on-site parking.

Internally, the subjects offer an open plan layout, with shared kitchen facilities, as well as W/C facilities. The subjects offer free onsite parking for up to 16 vehicles.

## RENTAL

Our client is offering an all-inclusive rent of £13,200 p.a

## VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

## RATING

The subjects are currently entered in the current valuation roll at £5,800. Please refer to the Scottish Assessors portal for further information [www.saa.gov.uk](http://www.saa.gov.uk).

The rate poundage for 2023/2024 is 49.8p to the pound.

## EPC

A copy of the Energy Performance Certificate can be provided to interested parties.

## LEGAL COSTS

Please note that each party will be responsible for their own legal costs relative to any letting or transaction.

## PLANNING

We understand that the premises currently benefit from Class 4 (Business) planning consent. The premises would be suitable for alternative uses, subject to obtaining the appropriate planning consent.

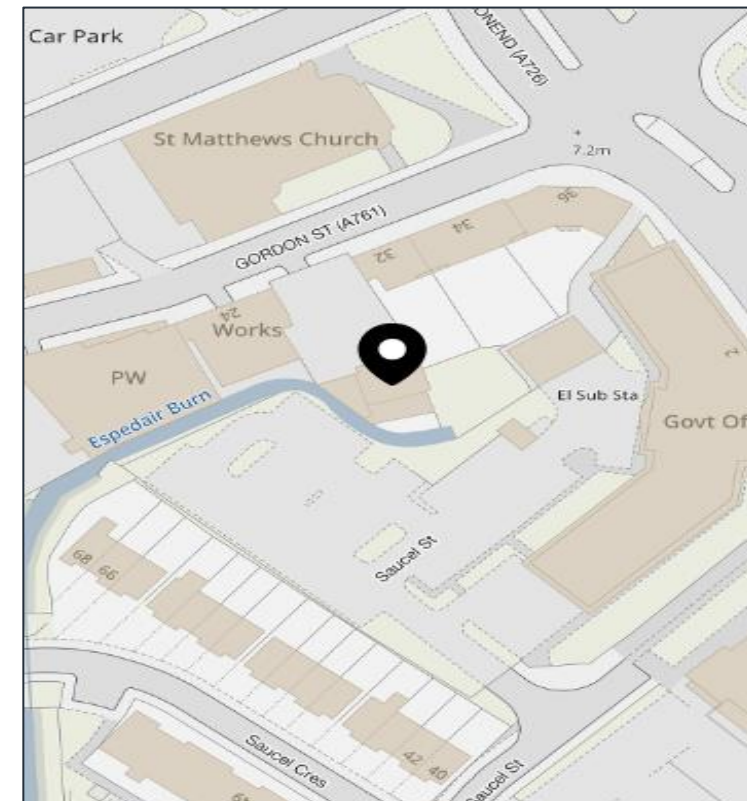
## ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 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 the transaction can proceed.

## UNIT 3 MILL HOUSE, 30 GORDON STREET, PAISLEY, PA1 1XA

The below floor areas have been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6<sup>th</sup> Edition).

ACCOMMODATION	SQM	SQFT
First Floor	49.24	530
<b>TOTAL</b>	<b>49.24</b>	<b>530</b>



**For further information or viewing arrangements please contact the sole agents:**

**Shepherd Chartered Surveyors** 2<sup>nd</sup> Floor, Afton House, 26 West Nile Street, Glasgow, G1 2PF

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COMMERCIAL

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