

TO LET

PROMINENT RETAIL PREMISES

NIA:- 52.82 SQM (569 SQFT)

VAT Free Rent

Prominent Glazed Frontage

**Situated on Busy Thoroughfare
Within Paisley**

Fully Air Conditioned

**May Be Eligible For 100% Rates
Relief Via Small Business Bonus
Scheme**

Rent:- OIEO: £10,500 per annum



[CLICK HERE FOR A VIRTUAL TOUR!](#)



Boundary lines are for
indicative purposes only

13 NEW STREET, PAISLEY, PA1 1XU

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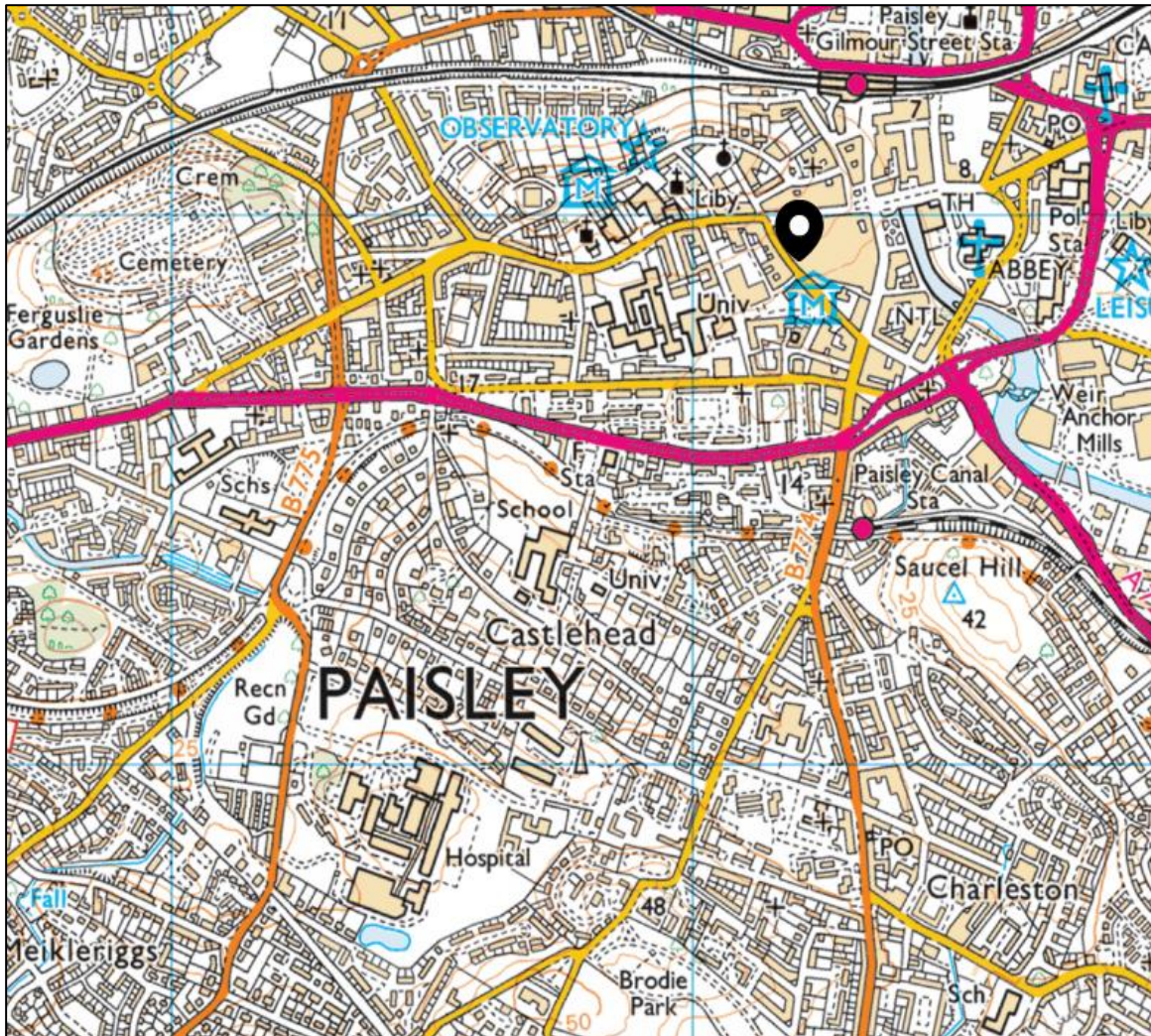
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Location

13 NEW STREET, PAISLEY, PA1 1XU



Paisley is situated circa 7 miles west of Glasgow City Centre within the Renfrewshire Council District. The town benefits from excellent transport links, with Junction 29 of the M8 motorway located 1.7 miles from the subjects, offering direct access to Glasgow City Centre and Scotland's extensive motorway network.

Paisley Gilmour Street Railway Station is located approximately 0.2 miles from the subject property providing frequent services to Glasgow Central and the West Coast ensuring accessibility for both commuters and visitors.

The nearby University of the West of Scotland Paisley campus attracts approximately 24,000 students annually increasing footfall and investment.

Additionally, Paisley Museum & Art Gallery is currently undergoing a major redevelopment. Once completed, the museum is to become a premier cultural destination for the town, increasing visitor numbers and further supporting ongoing regeneration efforts within Paisley Town Centre.

More specifically, the subjects occupy a prominent position on New Street which is located just off High Street which acts as Paisley main retailing throughfare. The surrounding area benefits from a blend of residential and commercial occupier including Black & Lizars, Greggs and the Paisley Centre.

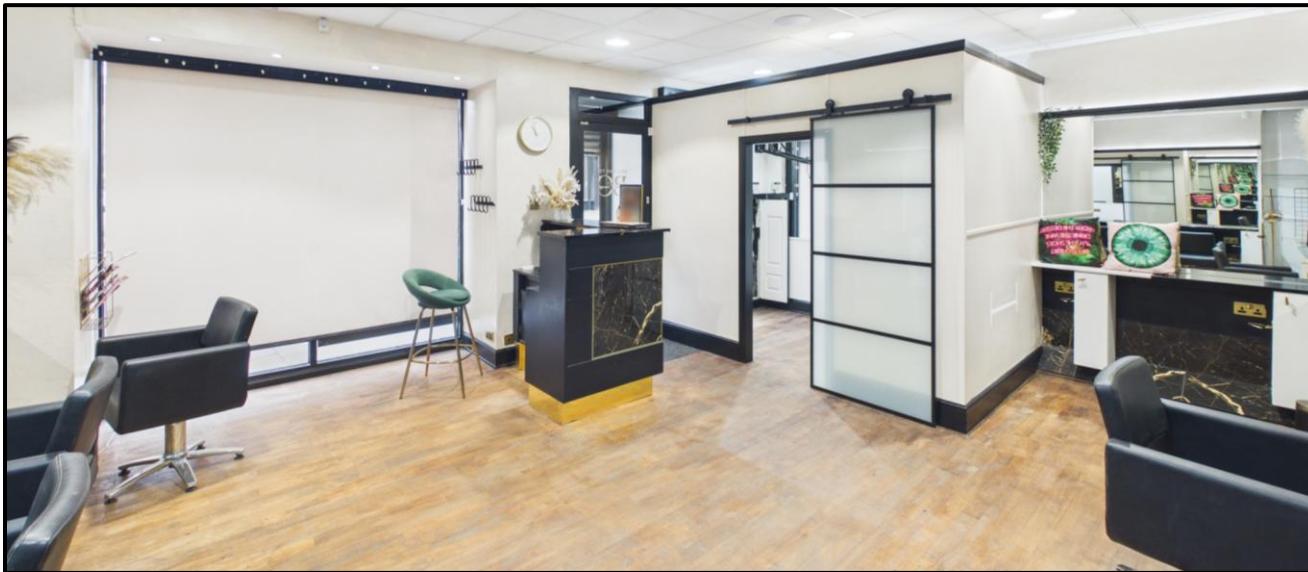


[CLICK HERE FOR LOCATION](#)



Description

13 NEW STREET, PAISLEY, PA1 1XU



The subjects comprise of a mid-terraced, ground floor retail unit, forming part of a larger 4 storey tenement building with residential dwellings on the upper floors. The property benefits from dedicated pedestrian access and a large glazed frontage onto New Street.

The subjects currently benefit from a high-quality fit-out, consistent with their previous use as a hair salon. The premises comprise an open-plan sales area to the front, featuring wooden panel flooring, plastered walls, and a suspended tiled ceiling incorporating LED spotlights and a fully operational air conditioning unit. To the rear, there is a kitchen/preparation area along with W/C facilities.

ACCOMMODATION

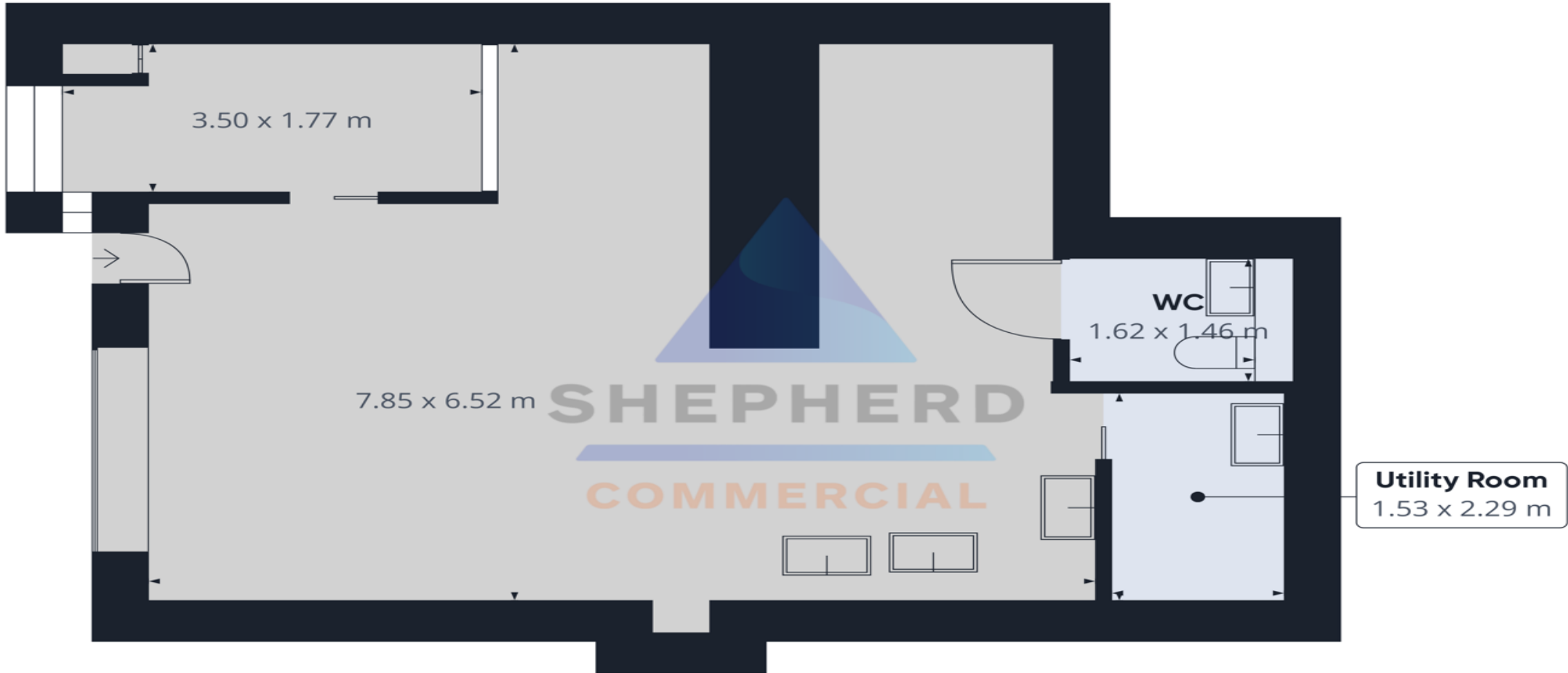
	SQ M	SQ FT
Accommodation	52.82	569
TOTAL	52.82	569

The above floor areas have been provided on a Net Internal Floor Area basis, in accordance with the RICS Code of Measuring Practice (6th Edition).



Floor Plan

13 NEW STREET, PAISLEY, PA1 1XU



Floor plans are for indicative purposes only.



RENT

Our client is seeking offers in excess of £10,500 per annum on the basis of fully repairing and insuring lease terms.

PLANNING

We understand that the property benefits from Class 1A Planning Consent. The property may suit alternative uses subject to obtaining all necessary planning consents. It will be incumbent upon any incoming tenant to satisfy themselves in this respect.

VAT

The property is not elected for VAT.

RATEABLE VALUE

The subjects are currently entered into the Valuation Roll at a Rateable Value of £7,300. As such, the subjects may be eligible for 100% rates relief under the Scottish Government's Small Business Bonus Scheme.

ENERGY PERFORMANCE CERTIFICATE

A copy of the energy performance certificate can be provided to interested parties.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction. The incoming tenant will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, if applicable.

Get in Touch

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



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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.

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