

TO LET

allison

David Allison & Company
Chartered Surveyors



RETAIL UNIT

74 CAUSEYSIDE STREET, PAISLEY, PA1 1YP

- Attractive shop unit over ground & basement floors
- Net Internal Area: Ground Floor **782 sq ft (72.20 sq m)**
 Basement Floor **769 sq ft (71.49 sq m)**
- Suit a variety of Class 1 or Class 2 uses
- Prominent local trading location
- Good transport links
- Rental offers in excess of £12,000 per annum

David Allison & Company Chartered Surveyors

Tel: 0141 375 1555

135 Buchanan Street, Glasgow, G1 2JA



www.dallisonandco.co.uk

LOCATION

The subjects occupy a busy local trading location fronting Causeyside Street near its junction with Canal Street and Gordon Street within Paisley town centre.

Adjacent and nearby traders provide a good mixture of local business uses and services.

The location is well connected with public transport with bus routes on all major roads in the immediate area with Paisley Canal Street station in close proximity.

The street plan opposite shows the approximate location of the subjects, for information purposes only.

DESCRIPTION

The subjects comprise a retail unit over ground and basement floors within a four-storey red sandstone fronted tenement building.

The premises were previously used as a bookmakers who carried out an extensive internal fit out. The shop will be cleared of the previous tenants' fixtures and fittings and as such offered as a clean and tidy retail unit to any incoming tenant.

ACCOMMODATION & FLOOR AREA

The current layout provides a front shop/main customer area with a back shop/office. There are separate male and female (disabled adapted) toilets off the front customer area. There is also a further toilet and small kitchen area to the back shop.

There is a full basement area with sufficient head room for beneficial use. This area is currently accessed through a floor hatch in the rear office area with a timber staircase and could easily be opened up again and made useable.

We calculate the Net Internal Floor Area in accordance with the RICS Code of Measuring Practice (6th Edition) to be approximately:-

Ground Floor	72.20 sq m (782 sq ft)
Basement Floor	71.49 sq m (769 sq ft)

RATING ASSESSMENT

The subjects are currently entered in the Valuation Roll with a Rateable Value of £12,700.

At this level of value any incoming tenant may qualify for 100% rates relief under the Small Business Bonus Relief Scheme – enquiries and application to the Local Authority.

RENTAL/LEASE TERMS

We are instructed to seek rental offers in excess of £12,000 per annum for a new full repairing and insuring lease for a for a negotiable period of lease.

VAT

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

LEGAL COSTS

Each party will be responsible for payment of their own legal costs to be incurred in any transaction.

EPC

The property has been assessed for energy performance and currently have a 'F' rating.

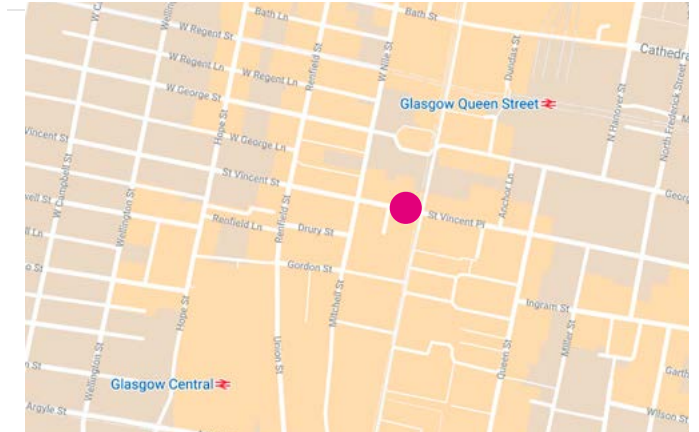
Regulated by RICS



PROPERTY MISDESCRIPTIONS ACT 1991: The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outwith our control. When we are advised of any change we will inform all enquirers at the earliest opportunity.

allison

David Allison & Company
Chartered Surveyors



VIEWING/FURTHER INFORMATION

Strictly through the agents:

David Allison

David Allison & Co
135 Buchanan Street
Glasgow
G1 2JA

Tel: 0141 375 1555

Fax: 0141 375 1666

Email: david@dallisonandco.co.uk

www.dallisonandco.co.uk

Date of Publication: March 2021