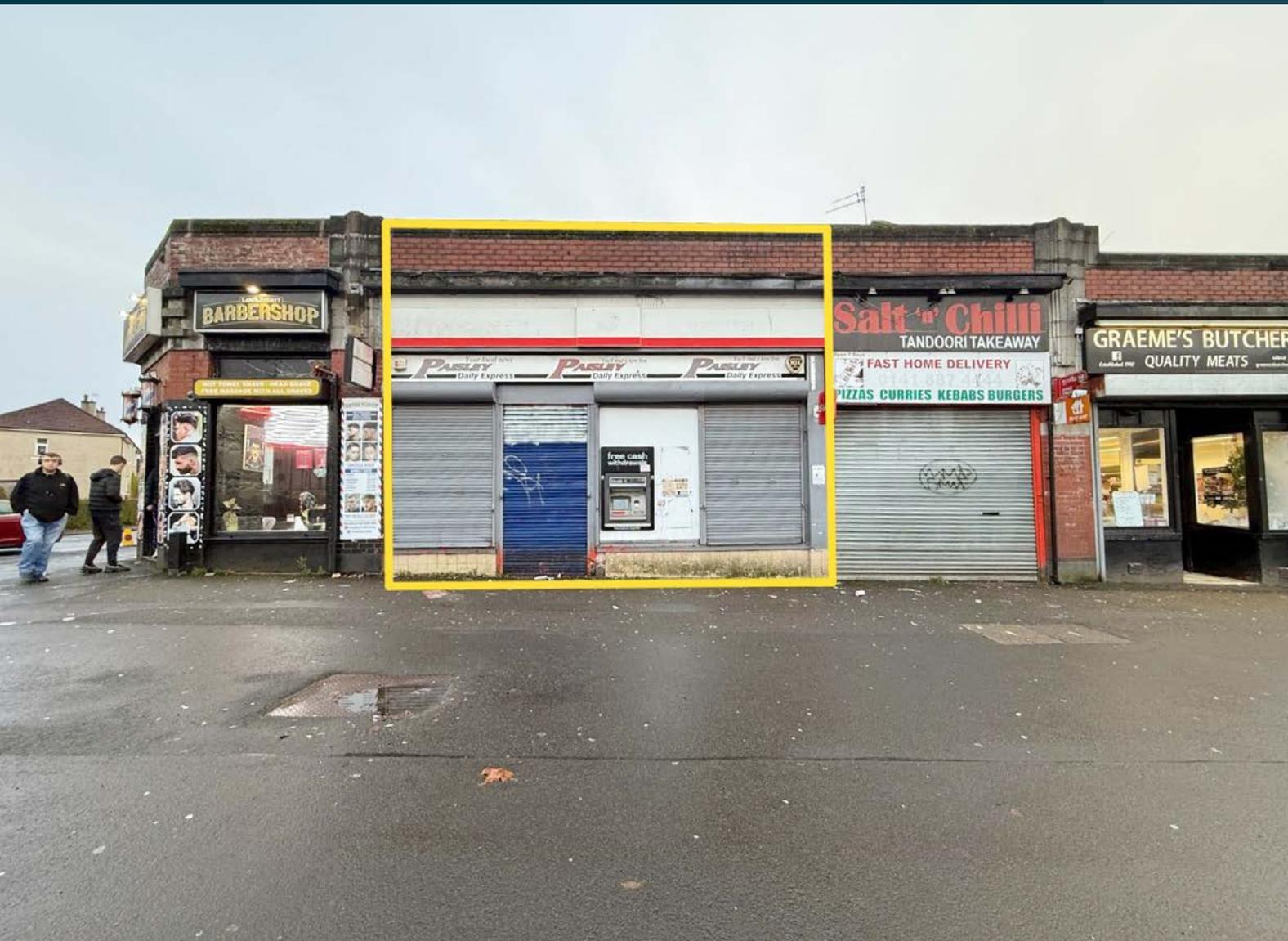


DM HALL

To Let

Sui Generis (Hot
Food Takeaway)

74 Netherhill Road,
Paisley, PA3 4RL



156.33 sq.m.
(1,683 sq.ft.)

Property Details

- Prominent ground floor retail unit.
- Sui Generis (Hot Food Takeaway) consent.
- Sub-let opportunity, with lease held until 2046.
- Qualifies for 100% rates relief, subject to occupier status.
- Rental offers over £15,000 per annum are invited.

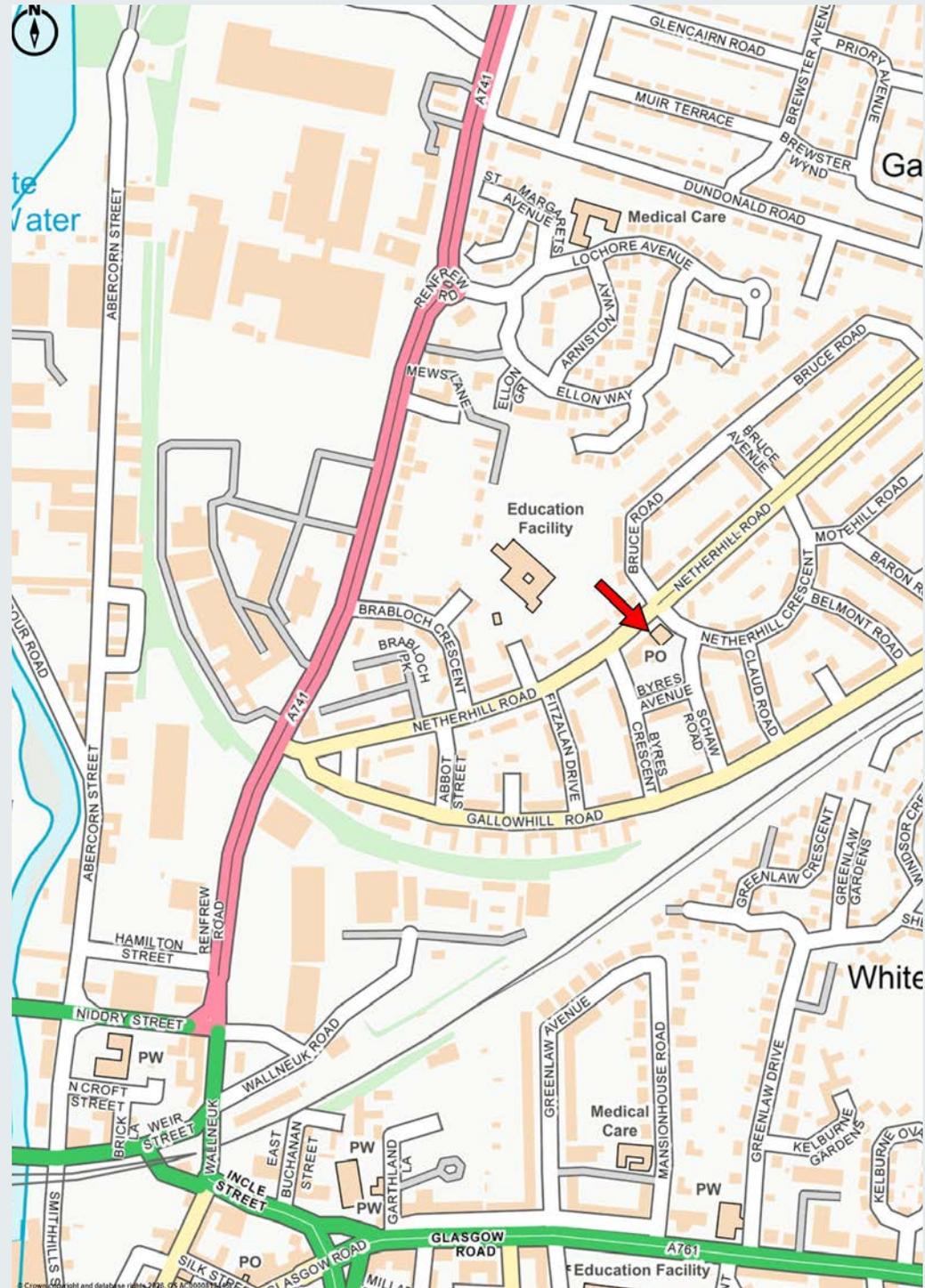
LOCATION

The subjects are situated on the west side of Netherhill Road within the Gallowhill area of Paisley. Glasgow city centre lies approximately 10 miles to the east.

The subjects benefit from excellent transport links, with regular bus services operating in the vicinity and convenient access to Junction 28 of the M8 motorway network, providing direct links to Glasgow and the wider central belt. Paisley Gilmour Street Station is located to the south within 1 mile.

The surrounding area is mixed in nature, with predominantly residential and retail occupiers. Nearby occupiers include Costcutter, Boots Chemist, Tantantan and Graeme's Butchers.

An approximate location of the subjects is shown on the appended plan.



Property Details

DESCRIPTION

The subjects comprise mid-terrace retail premises of brick construction and surmounted by a pitched roof.

Internally, the subjects were previously occupied by a newsagent and are arranged to provide an open plan front/sales area, with storage to the rear.

Access is provided via a single entrance door protected by roller shutters. The subjects benefit from large window display frontage allowing for exceptional natural light.

ACCOMMODATION & FLOOR AREAS:

The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition on a Net Internal basis and is as follows:

156.33 sq.m. (1,683 sq.ft.)

NON-DOMESTIC RATES

From the Scottish Assessors website, we note that the subjects are entered in the current Valuation Roll at a Rateable Value of £7,800, in effective of 01/04/2026. Accordingly, subject to applicant qualification, the subjects qualify for 100% rates relief under the Small Business Bonus Scheme. Please note that a new occupier has the right to appeal the current assessment.

LEASE TERMS

Offers over £15,000 per annum invited.

The premises are held on a Full Repairing and Insuring lease expiring on 26th March 2046. There is a break option in March 2025 and rent review in March 2030 and every 5 years thereafter. A sublease is available. A copy of the lease is available on request.

ENERGY PERFORMANCE

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.



Property Details

PLANNING CONSENT

The premises were subject of a planning application to Renfrewshire Council. These properties are a matter of public record and can be viewing on the North Lanarkshire Council Planning Portal. Consent was obtained for Sui Generis consent in 2025. Please see Planning Ref No. 25/O224/PP for further information.

LEGAL COSTS

Each party will be responsible for paying their own legal costs incurred in this transaction.

VAT

All prices quoted are exclusive of VAT, where applicable.

ANTI MONEY LAUNDERING

DM Hall is regulated by HMRC under the Money Laundering Regulations 2017, as amended by the Fifth Money Laundering Directive effective from 10 January 2020. In line with these regulations, we must carry out due diligence checks on all purchasers and vendors. Once an offer is accepted, the purchaser(s) or occupier(s) must provide proof of identity, address, and proof of funds before the transaction can proceed.

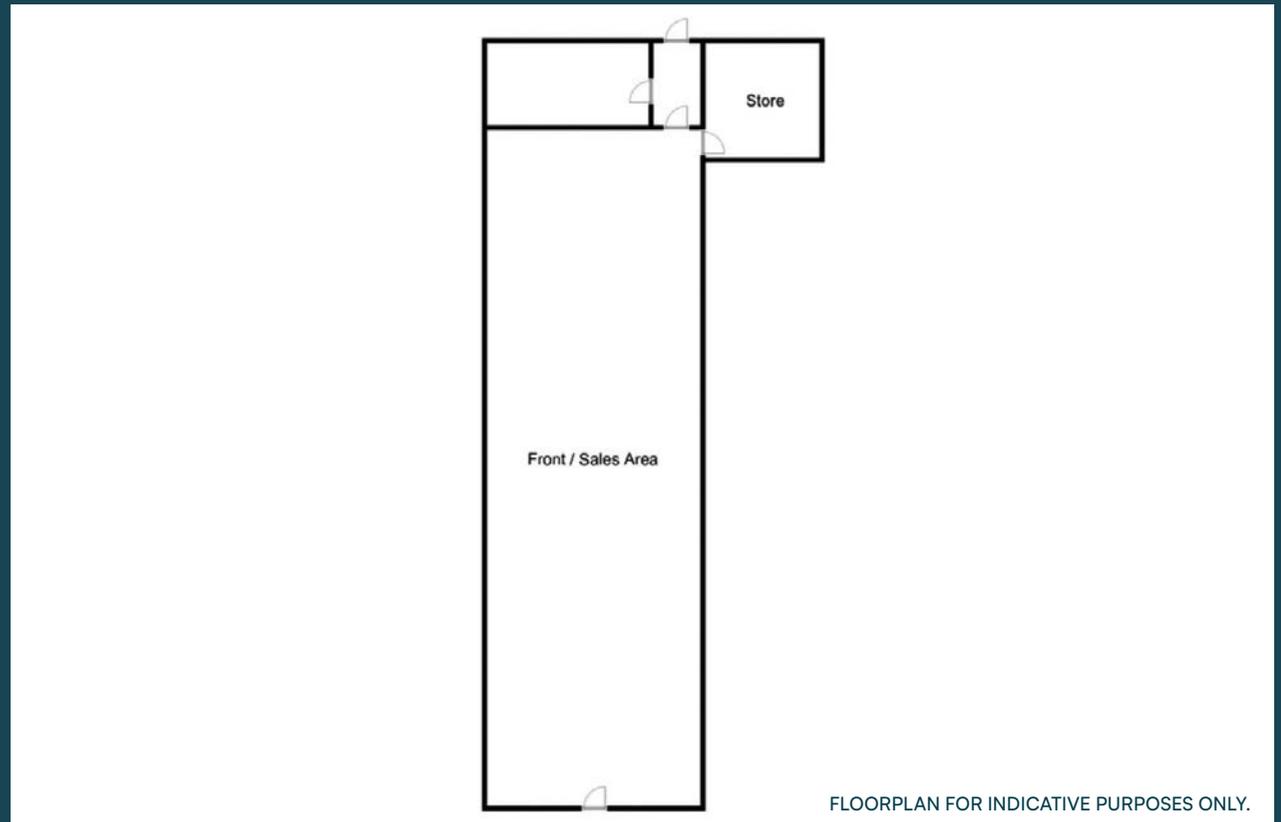
VIEWING ARRANGEMENTS

Strictly by contacting the sole letting agents.

DM HALL



Regulated by
RICS



FLOORPLAN FOR INDICATIVE PURPOSES ONLY.

Make an enquiry

Leah Sellers

07879 626448

Leah.Sellers@dmhall.co.uk

Louis Holmes

07787 308812

Louis.Holmes@dmhall.co.uk

DM Hall

Commercial Department

28 Bothwell Street

Glasgow, G2 6NU

0141 332 8615

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