TO LET / FOR SALE

TSA Property Consultants

43 Causeyside Street, Paisley PA1 1YL

Situated on Busy Thoroughfare

- Prime Corner Location
- Ground Floor
- Return Frontage
- 1,518sq ft
- Rent: £19,000p.a.
- Price: £185,000

LOCATION
The property is located on the East side of Causeyside Street, South of its junction with Johnston Street and North of its junction with Canal Street within Paisley's town centre.

Causeyside Street is Paisley's secondary commercial area with a number of commercial occupiers along with residential dwellings above and within the surrounding area.

Public transport links are within close proximity with a number of bus stops and Paisley Canal St Station within 5 minutes walk.

Surrounding occupiers are a mixture of national and local status. Some examples include Cancer Research UK, Subway and Greggs. The town is also home to the University of the West of Scotland which has a current student number of around 14,730 students, thereby adding to the town's footfall and potential customer base.

PROPERTY
The property comprises a ground floor corner commercial unit set within a larger traditional sandstone tenemental development. The property benefits fro a return frontage onto Johnston Street. Internally the property benefits from laminated timber flooring with recessed spots within the suspended acoustic tile ceiling. The rear of the property offers storage & preparation room with partitioned w.c. facility.

AREA
141sqm (1,518sq ft)

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RENT
The property is available on a full repairing and insuring head lease for a negotiable term for £19,000p.a

SALE
The property is available on a freehold basis for £185,000

V.A.T.
Figures quoted exclusive of V.A.T.

VIEWING
Available on request

LEGAL
Each party shall bear their own legal costs incurred in the transaction

TSA Property Consultants
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Anti-Money Laundering
TSA Property Consultants are regulated by HMRC in its compliance with the UK Money Laundering under the 5th Directive of the Money Laundering Regulations, effective from 10th January 2020, as property agents we are obliged to undertake AML diligence for both parties involved in a transaction. As such, personal and or detailed financial and corporate information might be required before any terms are agreed or any transaction can conclude.

Property Misdescription Act 1991:
The information contained within these particulars has been checked and unless otherwise stated, it is understood ot be materially correct at the date of publication After these details have been printed, circumstances may change out with our control When we are advised of any change we wil inform al enquiries at the earliest opportunity.