

FOR SALE - LEISURE

THE COURT BAR

7 ST. JAMES STREET, PAISLEY, PA3 2HL



KEY HIGHLIGHTS

- 3,627 sq ft
- Traditional pub on ground floor
- 1st Floor benefits from separate access to front of building
- Offers over £1350,000 - no VAT
- Located within the heart of Paisley town centre
- Restaurant at 1st floor level, capable of redevelopment into residential / offices subject to planning
- Eligible for 100% rates relief
- On-street parking provided

SUMMARY

Available Size	3,627 sq ft
Price	Offers in excess of £135,000
Rates Payable	£4,980 per annum Some occupiers may be eligible for 100% rates relief under the Small Business Bonus Scheme
Rateable Value	£10,000
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

DESCRIPTION

Attractive pub and restaurant premises forming part of an attractive traditional blonde sandstone building.

Ground Floor provides traditional pub accommodation complete with male and female WC’s and cellar to the rear benefitting from separate access.

1st Floor benefitting from separate access provides fitted restaurant / function space with fitted kitchen and male & female WC facilities.

1st Floor may be suitable for conversion to residential / offices subject to planning

LOCATION

Located within the heart of Paisley Town Centre, just 8 miles west of Glasgow city centre, with a population of approximately 78,000 and a catchment population of over 995,000.

More specifically the subjects are situated on the south side of St James’ Street close to its junction with Moss Street immediately opposite Paisley Sheriff Court.

Paisley Gilmour Street Station is situated a 2-minute walk east, regular bus routes operate on St James’ Street and Glasgow Airport is a 5-minute drive north.

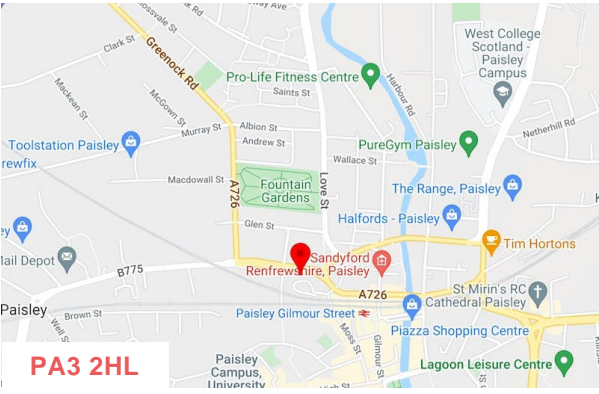
On-street parking is provided as well as several public pay and display car parks in the immediate vicinity.

Neighbouring occupiers include Frenchy’s Café, McCusker McElroy & Gallanagh Solicitors, O’Connor’s and Scotts Café.

ACCOMMODATION

The accommodation comprises of the following

Name	sq ft	sq m	Availability
Ground - Pub	1,671	155.24	Available
1st - Restaurant / Function Space	1,956	181.72	Available
Total	3,627	336.96	



VIEWING & FURTHER INFORMATION

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