

TO LET - OFFICE / RETAIL

70 BACK SNEDDON STREET

PAISLEY, PA3 2BY



KEY HIGHLIGHTS

- 646 sq ft
- Provides reception, private office, main open-plan office
- Eligible for 100% rates relief
- Easy access to bus and rail links
- Well-presented ground floor premises
- Low quoting rent of £500 PCM - no VAT
- Convenient M8 motorway access

SUMMARY

Available Size	646 sq ft
Rent	£6,000 per annum
Rates Payable	£1,635.40 per annum Some occupiers will be eligible for 100% rates relief under the Small Business Bonus Scheme.
Rateable Value	£3,400
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

DESCRIPTION

Self-contained ground floor office / salon / studio space.

Internally provides reception area, private office, main office area, tea-prep, storage area, WC.

The property is well presented with new carpet tiles, LED lighting units and gas central heating.

LOCATION

The subjects are located on within a popular and established industrial area of Paisley on the east side of Back Sneddon Street, at its corner with Wallace Street, a short distance north of the town centre and approximately 9 miles west of Glasgow City Centre.

Junction 28 of the M8 motorway is 1.0 mile north and Junction 29 is 1.25 miles north west.

Glasgow International Airport is also located only 1.25 miles to the north.

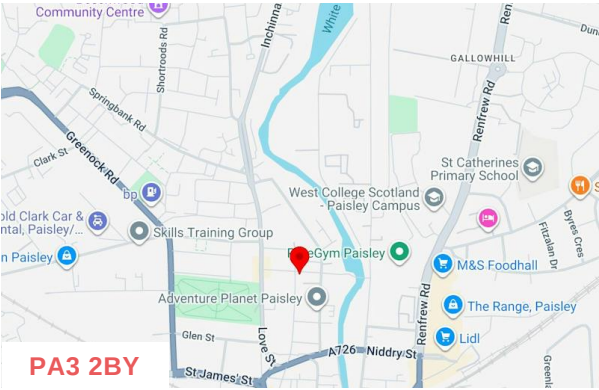
Convenient access to public transport links are provided with various bus routes operating on the A726 whilst Paisley Gilmour Street & Paisley St James are both a 5 minute walk away.

Free on-street parking is provided.

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	646	60.02	Available
Total	646	60.02	



VIEWING & FURTHER INFORMATION

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