DM HALL

For Sale

Town Centre Student Accommodation Opportunity



57 High Street,
Paisley
PA1 2AN

890.01 sq m
(9,580 sq ft)

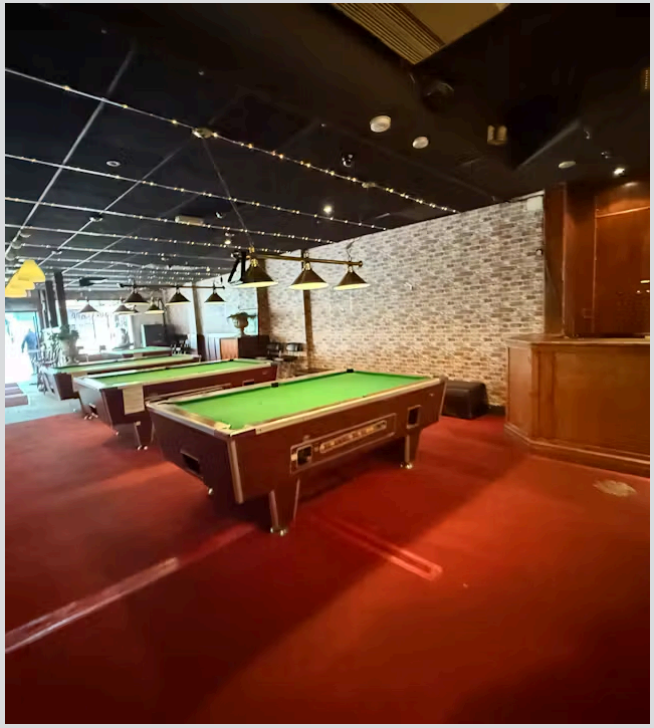
- Prominent and central location in Paisley
- Adjacent to West of Scotland University and its Student Union
- Commercial property contained over four floors
- Gross internal area 890 sqm (9,580 sqft)
- Café operator currently paying £24,000pa
- Planning for a new build 150-bedroom student development
- Potential for change of planning and conversion to 30 self-contained rooms
- Offers over £275,000 are invited

LOCATION

The property occupies a prominent corner position on High Street at its junction with Storie Street, in the heart of Paisley town centre and its University quarter with the University of the West of Scotland, located nearby and its Student Union, located to the rear of the property. The locality I s predominantly commercial in its nature.

Paisley is the largest town in the Renfrewshire region, around 7 miles west of Glasgow. The town has a population of around 80,000 persons.









DESCRIPTION

57 High Street is a detached property contained over four floors and having a double fronted retail display on to High Street, with return frontage on to Storie Street. The property contains a café and snooker hall on its ground floor. Including toilets, with the first and second floors, previously occupied as snooker and pool halls, currently vacant and ancillary accommodation at basement level.

Planning permission is in place under reference 22/0236/PP for demolition and development of purpose-built student accommodation with an estimated 150 rooms over 7 floors, in conjunction with a neighbouring site.

As an alternative, plans are prepared for conversion of the existing building to form a café at ground floor and 30 en suite student/multiple occupancy bedrooms, and these are available upon request. Proposed layout plans for the 30 unit conversion are provided.

The property is occupied under a lease via tacit relocation, with the next expiry in June 2027, at a rent of £24,000 per annum exc VAT. Further details are available upon request.

The property extends to the following gross internal floor areas:

Ground Floor: 316 sqm (3,401 sqft)
First Floor: 226 sqm (2,433 sqft)
Second Floor: 226 sqm (2,433 sqft)
Basement: 122 sqm (1,313 sqft)
Total: 890 sqm (9,580 sqft)

The rateable value is £14,500 with 25% rates relief available, subject to occupier status.

Offers over £275,000 per annum are invited for our clients heritable interest.

EPC available upon request.

EPC

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



PRICE

Offers in excess of £275,000

NON-DOMESTIC RATES

Rates Payable: 25% rates relief available, subject to status
Rateable Value: £14,500

VIEWING & FURTHER INFORMATION

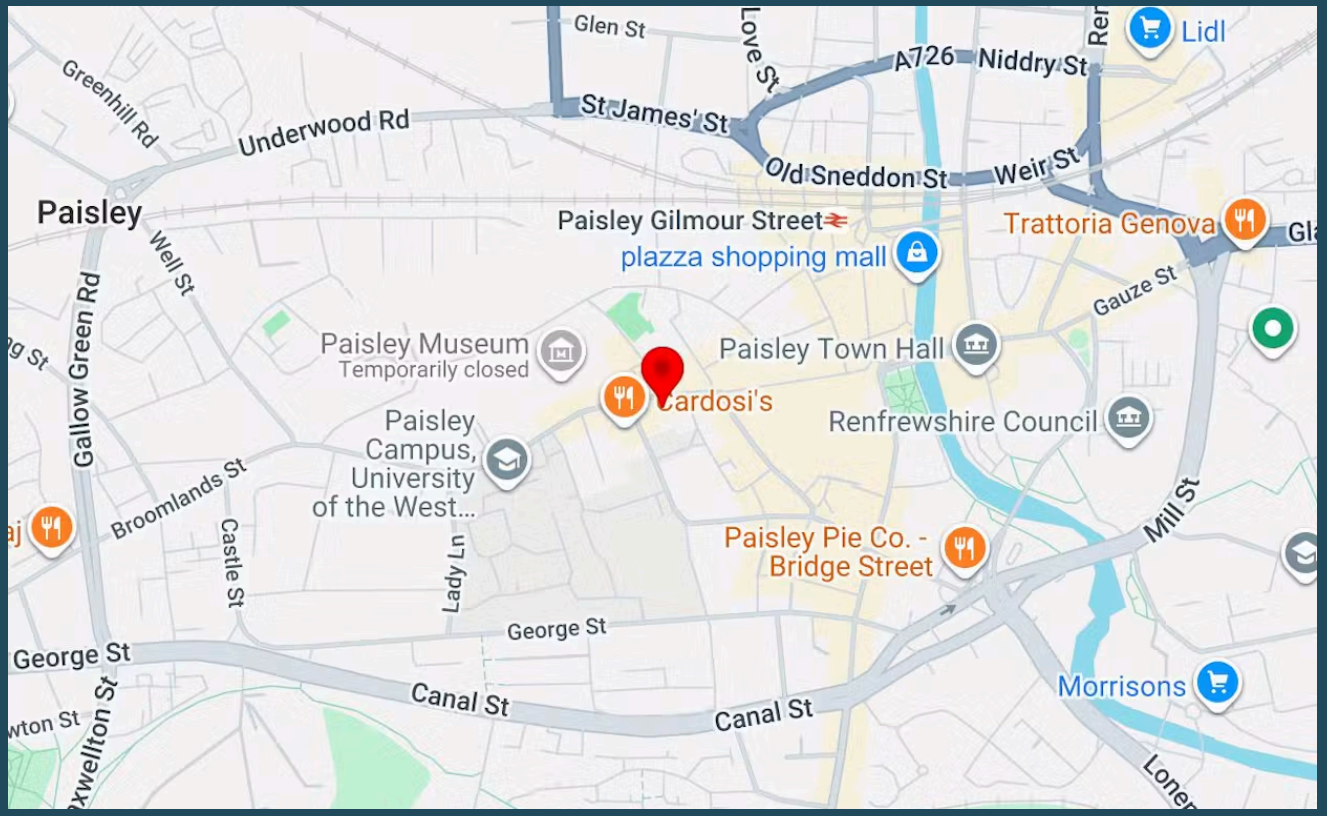
Strictly by contacting the sole agents.

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DM HALL

Regulated by RICS



Make an enquiry

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DATE OF PUBLICATION: NOVEMBER 2026