

## TO LET - OFFICE

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28 HIGH STREET

PAISLEY, PA1 2BZ



### KEY HIGHLIGHTS

- 744 to 1,530 sq ft
- Available for immediate occupation
- No VAT applicable on rental
- Self contained second & third floor office premises
- Available separately or together
- Eligible for 100% rates relief under Small Business Bonus Scheme

SUMMARY

Available Size	744 to 1,530 sq ft
Rent	£4,000 - £6,000 per annum No VAT applicable.
Rates Payable	£1,543.80 per annum 2nd Floor Rateable Value - £3900. 3rd Floor Rateable Value £3100. Some occupiers may be eligible for 100% rates relief.
Rateable Value	£3,100
VAT	Not applicable
EPC Rating	Upon enquiry

DESCRIPTION

Recently decorated second and third floor self-contained office suites that would suit a range of users.

Access from street level via refurbished common areas where a staircase provides access to the upper floors

Internally provides bright refurbished cellular office space.

Perimeter power and data points provided

WC and kitchen facilities provided

LOCATION

The subjects are located in the heart of Paisley Town Centre on the north side of High Street close to its junction with New Street.

Excellent public transport links are provided with Paisley Gilmour Street Station only a 5-minute walk whilst various bus services operate in the immediate vicinity.

Immediate access to Paisley’s eating, shopping amenities provided.

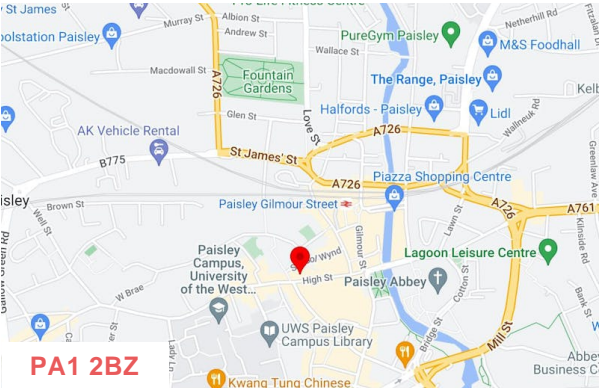
On-street parking provided.

Neighbouring occupiers include Black Rooster Peri Peri, Jennifer Scott Dance, Bruce Properties.

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
3rd - Floor Attic	786	73.02	Available
2nd - Floor	744	69.12	Available
Total	1,530	142.14	



VIEWING & FURTHER INFORMATION

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