

Restaurant / Cafe, Open Storage, Pub  
**TO LET / FOR SALE**

**TSA** Property Consultants



## 11 Gilmour Street, Paisley, PA1 1DD

Restaurant / Cafe / Open Storage / Pub To Let or For Sale, Paisley

### Summary

<b>Tenure</b>	To Let / For Sale
<b>Available Size</b>	2,901 sq ft / 269.51 sq m
<b>Rent</b>	£35,000 per annum
<b>Business Rates</b>	Upon Enquiry
<b>EPC Rating</b>	Upon enquiry

### Key Points

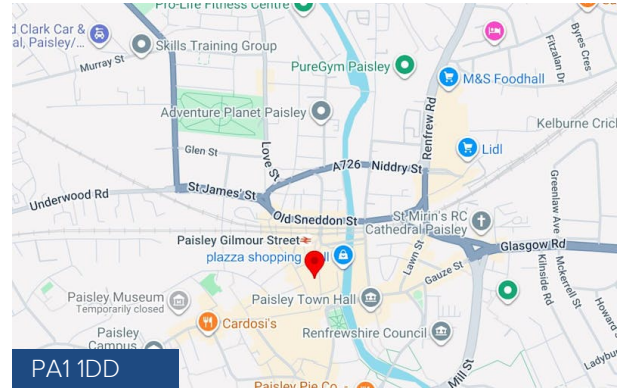
- Town Centre Location
- Fully Licensed
- 2,901sq ft
- Sale Price on Request
- Well Presented Restaurant / Cafe
- Ground & Basement
- Rent: £35,000per annum

## Summary

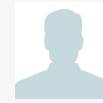
<b>Available Size</b>	2,901 sq ft
<b>Rent</b>	£35,000 per annum
<b>Business Rates</b>	Upon Enquiry
<b>EPC Rating</b>	Upon enquiry

## Description

The property comprises a well-presented ground and basement restaurant/café unit extending to approximately 269.47 sq m (2,901 sq ft), situated in a prime town centre position on Gilmour Street, Paisley. The premises benefit from a prominent dual-window frontage and are fully fitted and licensed for food and beverage use, with customer seating to the front and main dining area and open-plan kitchen. The basement provides ancillary staff facilities and storage. The property occupies a high footfall location close to Paisley Gilmour Street Station, the University of the West of Scotland and established national operators. The premises are available to let on a new full repairing and insuring lease at £35,000 per annum, with the freehold interest also available, price on request. The property is not elected for VAT.



## Viewing & Further Information



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