

FOR SALE - INVESTMENT

46 CAUSEYSIDE STREET

PAISLEY, PA1 1YH



KEY HIGHLIGHTS

- 6,945 sq ft
- Located within Paisley Town Centre within new arts and creative hub
- Total rent roll of £51,480 per annum
- Entire building for sale with asset management and future redevelopment potential
- Comprises hot food unit, hair salon, night club space, vacant second floor and 2 x bedroom apartment
- Offers over £490,000 reflects a NIY of 10.24% after costs

SUMMARY

Available Size	6,945 sq ft
Price	Offers in excess of £490,000 A purchase at this level reflects a NIY of 10.27% after purchasers costs.
Business Rates	Upon Enquiry
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

DESCRIPTION

Ground Floor – 46 CAUSEYSIDE STREET
Well-fitted hot-food unit t/a Andy’s Golden Fry. Long established, award-winning local fish and chip takeaway business.

First Floor – 46A CAUSEYSIDE STREET
Popular fully licensed nightclub t/a Rogue Paisley.

Ground Floor – 2 BROWNS LANE
Very well fitted hair salon / beauty premises.

2nd Floor - 4 BROWNS LANE
Vacant space suitable for residential / commercial, subject to planning.

46B CAUSEYSIDE STEET
2 x bedroom flat with lounge and kitchen and single bathroom.

LOCATION

The subjects are situated in the heart of Paisley Town Centre which is situated just 8 miles west of Glasgow City Centre with a population of approximately 77,000.

Causeyside Street is one of Paisley’s principal retail streets with high volumes of vehicle and pedestrian traffic. The subjects command a prominent corner position on the west side of Causeyside Street at its corner with Browns Lane within Paisley’s new creative and arts hub.

Regular bus services operate on Causeyside Street whilst Gilmour Street Railway Station is a 10-minute walk north.
Neighbouring occupiers include WM Phelps Butchers, Prestige Floors, Paisley Picture Framers, Spar, Cancer Research.

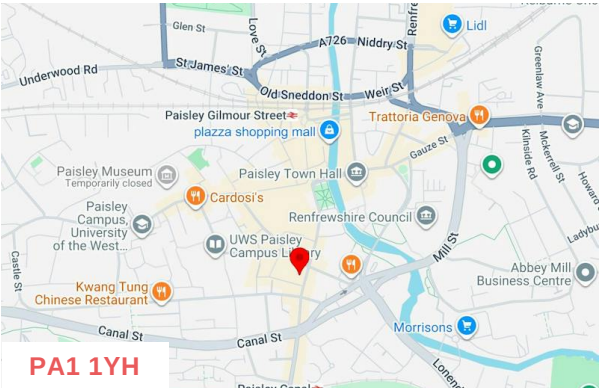
ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - 46 Causeyside St	721	66.98	Available
Unit - 46A Causeyside t	2,342	217.58	Available
Unit - 2 Browns Lane	740	68.75	Available
Unit - 4 Browns Lane	2,342	217.58	Available
Unit - 46B Causeyside St	800	74.32	Available
Total	6,945	645.21	

TENANCY INFORMATION

The subjects produce a total rent of £51,480 per annum. A copy of the



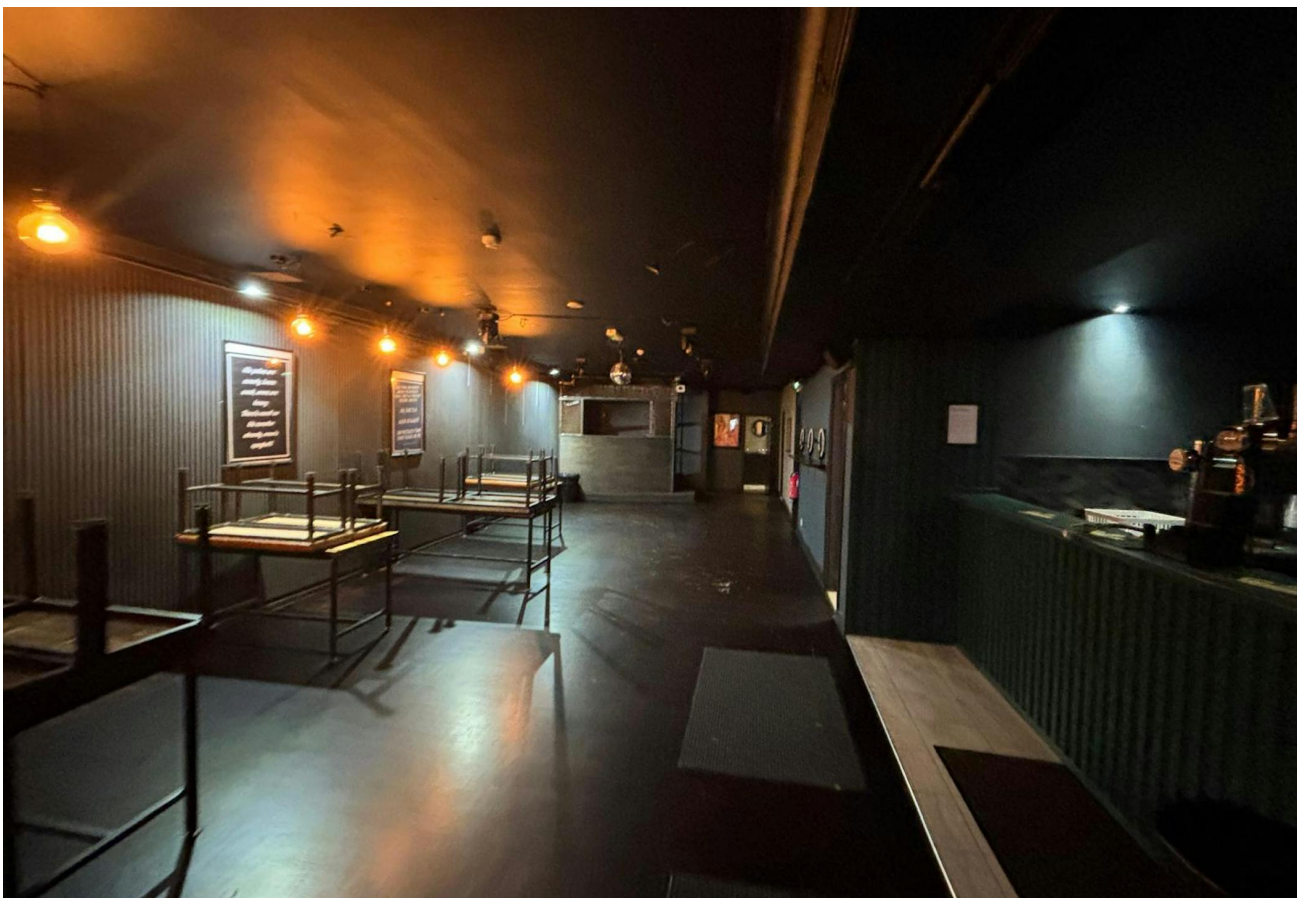
VIEWING & FURTHER INFORMATION

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