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TO LET

Retail

UNIT 2, 47 BREDILAND ROAD, PAISLEY, PA2 9HW

The subjects comprise a ground floor mid-terraced retail unit contained within a masonry building

- Busy thoroughfare
- Main road frontage
- Good transport links
- Rates exemption potential
- No VAT payable on rent

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LOCATION

Paisley is located within Renfrewshire, approximately 9 miles west of Glasgow city centre. The town benefits from direct access to the M8 motorway, and the Central Scotland motorway network beyond. The town enjoys excellent communication links with three railway stations linking the town to the national rail network.

Located in the Foxbar area to the southwest of Paisley town centre, the property benefits from being situated in the centre of a predominantly residential area of the town. The property is situated on the east side of Brediland Road, close to its junction with Morar Drive. Good public transport links are available close by with frequent bus services operating from Brediland Road. Nearby occupiers include ChocolatBox, Scotts Cafe and Foxbar Pharmacy.

DESCRIPTION

The subjects comprise a ground floor mid-terraced retail unit contained within a masonry building. The roof is flat. The property has a single pedestrian door flanked by two display windows which are protected by roller shutters.

Internally, the retail space is rectangular in shape. There is a small room in one corner and a kitchenette along with WC opposite. The floor throughout the space is covered in tiles. The walls and ceilings are of plaster/paint and the ceilings incorporate fluorescent strip lighting. Space heating is provided electrically. The property benefits from a customer car park to the front of the property.

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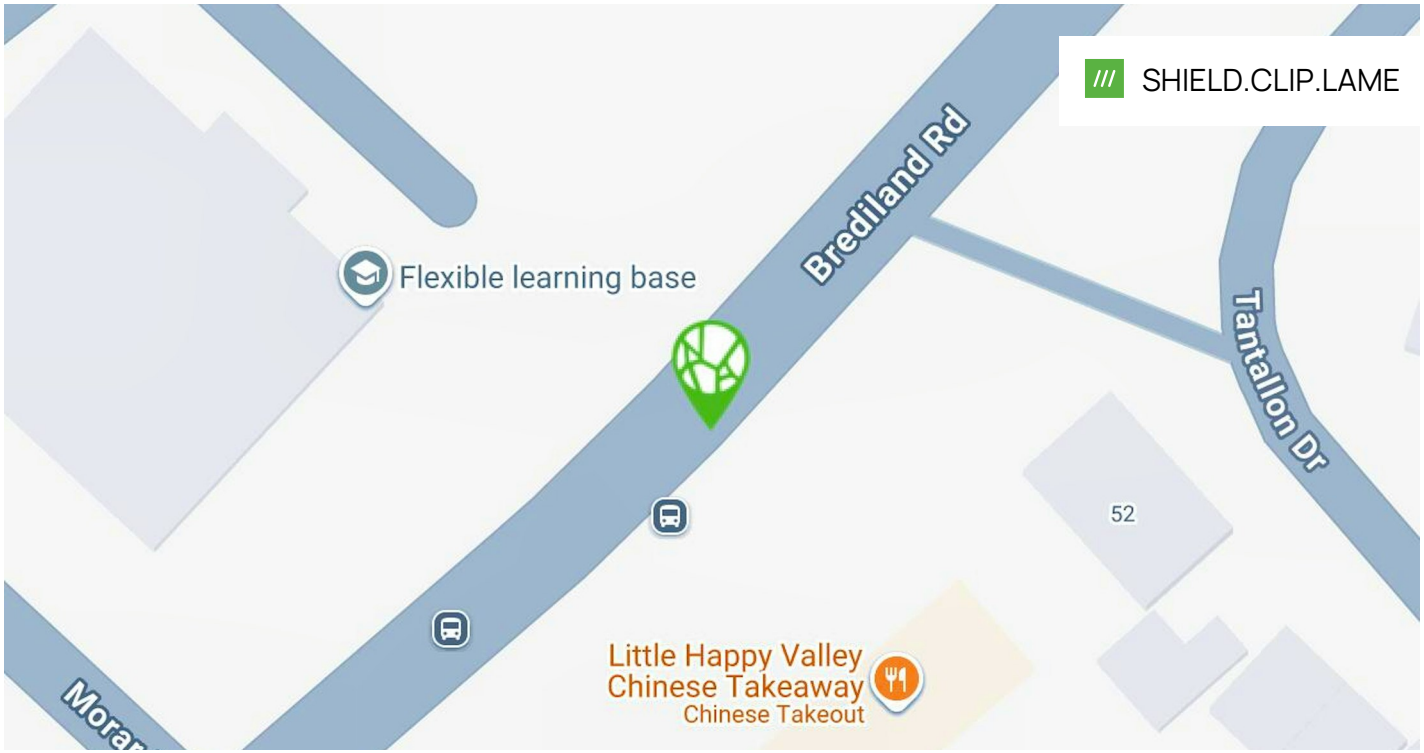

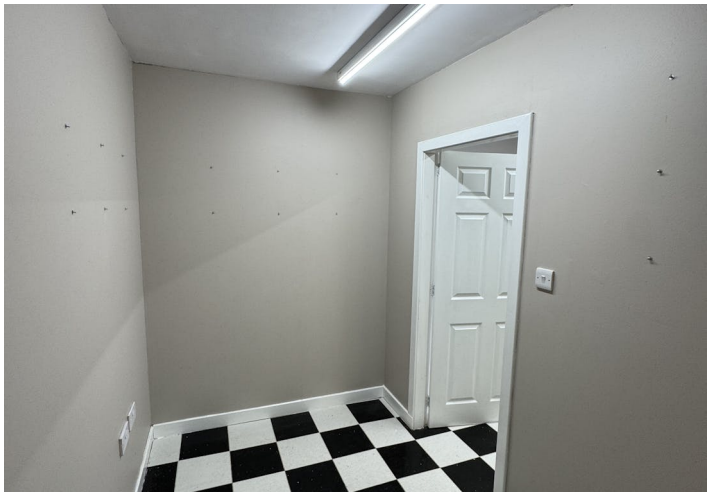

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NAILS
TANNING
HAPPY VALLEY
Chinese Takeaway

HAPPY VALLEY
HAPPY VALLEY

ACCOMMODATION

The accommodation comprises the following areas:

FLOOR/UNIT	BUILDING TYPE	SQ FT	SQ M
Ground	Retail	384	35.67

LEASE TERMS

The subjects are available to lease on a full repairing and insuring basis, for a term to be agreed, at a rent of £9,360 per annum (£180 per week). Full quoting terms are available upon request.

RATEABLE VALUE

According to the Scottish Assessors Association, the subjects have a Rateable Value of £2,100. The occupier may be eligible for rates relief, subject to status.

EPC

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

VAT

Not applicable

VIEWINGS

Viewings strictly by appointment with the assigned agents:

CONTACT

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