

## FOR SALE - LEISURE

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63 NEILSTON ROAD

PAISLEY, PA2 6NA



### KEY HIGHLIGHTS

- 1,652 sq ft
- Excellent owner-occupier / investment opportunity
- Capable of accommodating 50-60 covers
- Offers in excess of £175,000 - no VAT
- Well-fitted licensed Class 3 premises
- Situated on busy main arterial route
- Nearby occupiers include Co Op, Greggs, Ladbroke's, Subway and a number of independent local traders

## SUMMARY

Available Size	1,652 sq ft
Price	Offers in excess of £175,000
Rates Payable	£10,458 per annum
Rateable Value	£21,000
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

## DESCRIPTION

Double fronted ground floor licensed restaurant premises forming part of a larger tenement building.

Internally the subjects have been setup to provide an open plan restaurant, capable of accommodating circa 50-60 covers, with a separate 'take away' area and kitchen to the rear.

Male and female toilets are provided in additional accessible toilet to the front.

## LOCATION

Paisley is one of Scotland's largest towns with a resident population of 70,000 people and is the administrative centre for Renfrewshire. The town is only around 7 miles west of Glasgow and Glasgow Airport is located within the town's catchment.

Neilston Road is one of the main arterial routes connecting the south side of Paisley and the town centre with high volumes of passing traffic.

On-street parking is provided.

Regular bus services operate on Neilston Road whilst Paisley Canal Railway Station is a 10 minute walk north.

Nearby occupiers include Co Op, Greggs, Ladbrokes, Subway and a number of independent local traders.

## ACCOMMODATION

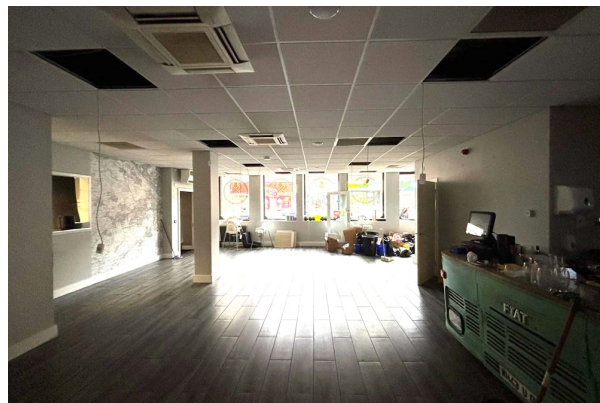
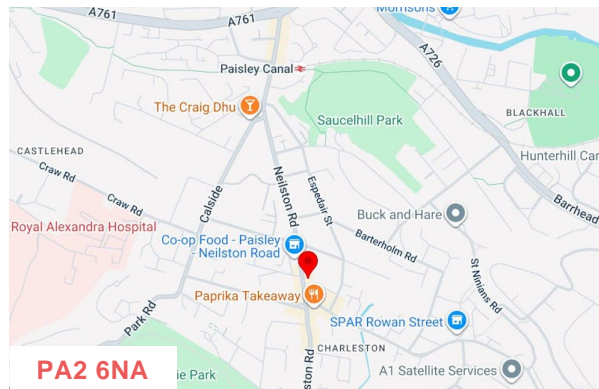
The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	1,652	153.48	Available
<b>Total</b>	<b>1,652</b>	<b>153.48</b>	

## JOINT AGENT

MVR Property Consultants

- Chris Humphrey  
- chris@mvrpropertyconsultants.co.uk  
- 07837 842 617  
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## VIEWING & FURTHER INFORMATION

**Gregor Brown**

0141 212 0059 | 07717447897  
gb@gmbrown.co.uk

**Kerrie Currie**

0141 212 0059 | 07778 431703  
kc@gmbrown.co.uk