

A3 (Restaurants and Cafes) TO LET



71 Glasgow Road, Paisley, PA1 3PE

Prime Corner Roadside Bistro -Glasgow Rd, Paisley - Walk-In Condition - 1,324sq ft - £40,000p.a.

Summary

Tenure	To Let
Available Size	1,324 sq ft / 123 sq m
Rent	£40,000 per annum
Rates Payable	£6,613.75 per annum Qualifies for rates discount
Rateable Value	£13,750
EPC Rating	Upon enquiry

Key Points

- Locate on Main Thoroughfare
- Licensed Cafe / Bistro
- Available Immediately
- Corner Roadside Position
- 1,324sq ft
- Rent: £40,000p.a.

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Summary

Available Size	1,324 sq ft
Rent	£40,000 per annum
Rates Payable	£6,613.75 per annum Qualifies for rates discount
Rateable Value	£13,750
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

Locate on Main Thoroughfare

Corner Roadside Position

Cafe / Bistro

1,324sq ft

Available Immediately

Rent: £40,000p.a.

The property comprises a prominent corner cafe / bistro with return frontage onto Kelburne Oval.

Internally the property offers an extensive seating area to the front with main counter and servery with partitioned kitchen to the rear.

The property benefits from male and female w.c. facilities and stores. The property benefits from canopy and extraction in situ to the rear of the demise

Area

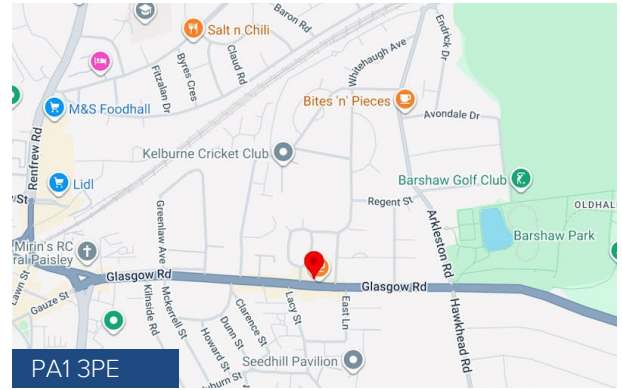
123sqm (1,324sq ft)

Location

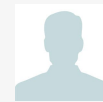
Situated in west-central Scotland, Paisley lies 7 miles (11 km) west of Glasgow, on the banks of the White Cart Water, a tributary of the River Clyde. It's part of the Glasgow City Region, benefiting from proximity to Scotland's largest city and excellent transport links, including four railway stations, the M8 motorway, and Glasgow Airport just minutes away

Paisley's economy has evolved from its 19th-century dominance in textiles—where it became a global leader in thread production and shawl manufacturing—to modern sectors like whisky blending, bottling, and services. Key strengths include its strategic location within Scotland's economic powerhouse region, accounting for a significant share of national GVA, jobs, and businesses. The town boasts the second-highest concentration of listed buildings in Scotland, supporting a vibrant cultural and heritage scene that drives tourism. Recent recognition as Scotland's Town of the Year in 2025 highlights its resurgence through cultural regeneration and investment. A Business Improvement District with over 600 businesses fosters local commerce, while the university presence adds educational and innovative capacity.

With £100 million in high street regeneration funding, Paisley is poised for reinvention, focusing on retail revival amid challenges like online shopping and out-of-town parks. Opportunities lie in leveraging its industrial legacy for tech and creative industries, as



Viewing & Further Information



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the town transitions from textiles to innovation hubs.

Video

- Video Tour - https://youtu.be/mmYKt-JCnVQ?is=yxqDmu1_tO5EchsK

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