

TO LET Takeaway

UNIT 3, 49, BREDILAND ROAD,
PAISLEY, PA2 9HW

The commercial kitchen is fitted out to a good standard with a range of stainless steel sink units, utility basins and fitments

- 🌱 Main road frontage
- 🌱 High volume of school trade
- 🌱 Free car parking
- 🌱 VAT free rent
- 🌱 Rates exempt
- 🌱 36.06 sqm (388 sq ft)

TURNKEY TAKEAWAY



LOCATION

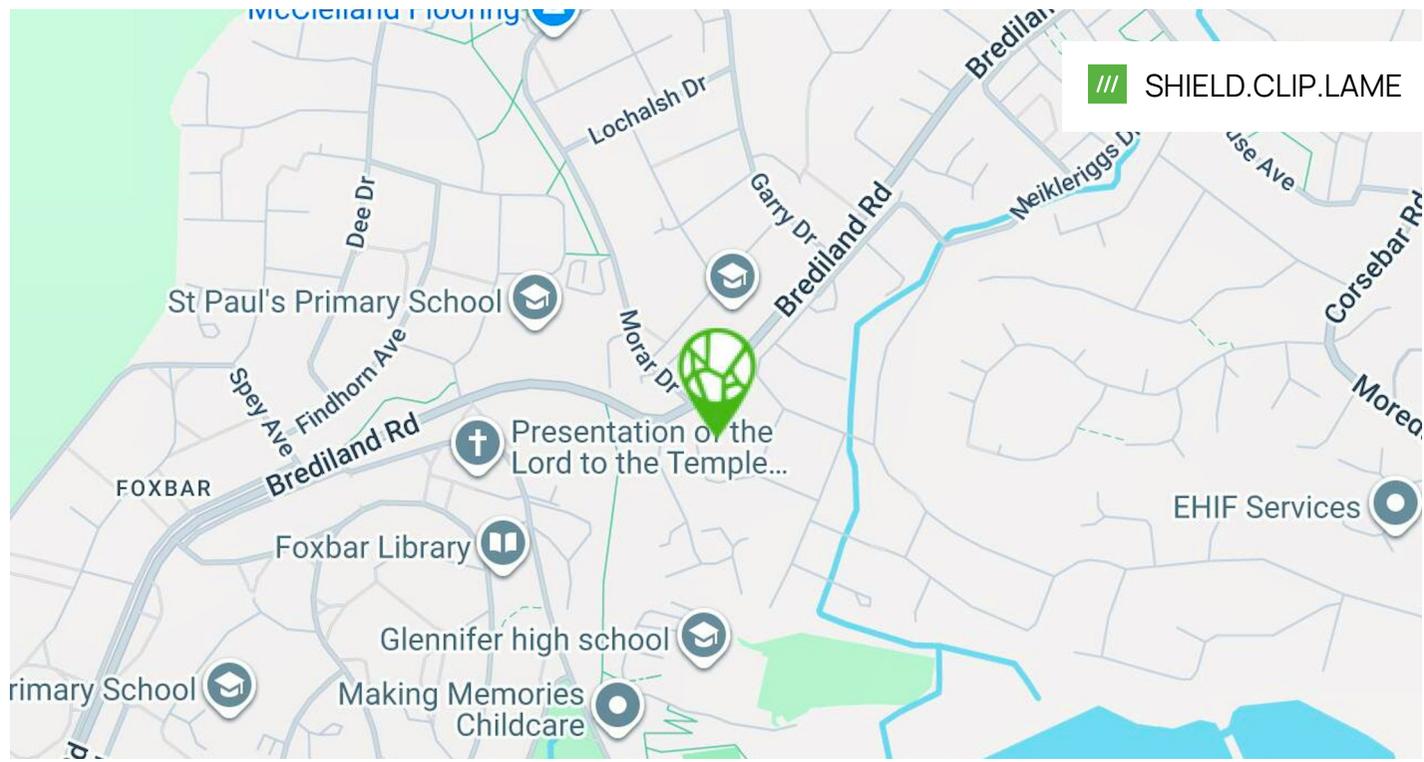
Paisley is located within Renfrewshire, approximately 9 miles west of Glasgow city centre. The town benefits from direct access to the M8 motorway, and the Central Scotland motorway network beyond. The town enjoys excellent communication links with three railway stations linking the town to the national 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 end-terraced takeaway contained within a masonry building. The roof is flat. The property has a single pedestrian door protected by a roller shutter. Upon entering, there is a waiting area which is linked to the kitchen.

The commercial kitchen is fitted out to a good standard with a range of stainless steel sink units, utility basins and fitments. A comprehensive range of floor and wall mounted style units are installed with appropriate worktops. The floor is tiled and the walls are covered in stainless steel splashbacks. The suspended grid ceiling incorporates fluorescent strip lighting. The property benefits from a customer car park at the front of the property.





ACCOMMODATION

The accommodation comprises the following areas:

FLOOR/UNIT	BUILDING TYPE	SQ FT	SQ M
Ground	Takeaway	388	36.05

LEASE TERMS

The subjects are available to lease on full repairing and insuring basis, for a term to be agreed, at a rent of £17,680 per annum.

Full quoting terms are available upon request.

RATEABLE VALUE

According to the Scottish Assessors Association, the subjects have a Rateable Value of £3,700.

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



Shahzad Shaffi

0141 291 5786 | 07742 333 933

ss@kirkstoneproperty.com



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