kirkstone

FOR SALE

Takeaway

UNIT B, 73 NEILSTON ROAD, PAISLEY, PA2 6NA

The property is let on a 20 year full repairing and insuring lease that commenced in December 2024, at a rent of £14,300 per annum.

- Main arterial route
- Established business
- 20 year FRI lease
- Offers over £155,000
- Gross Initial Yield of 9%
- VAT free investment
- Free car parking

MINIMUM 10% RENTAL UPLIFTS

0141 291 5786 kirkstoneproperty.com

LOCATION

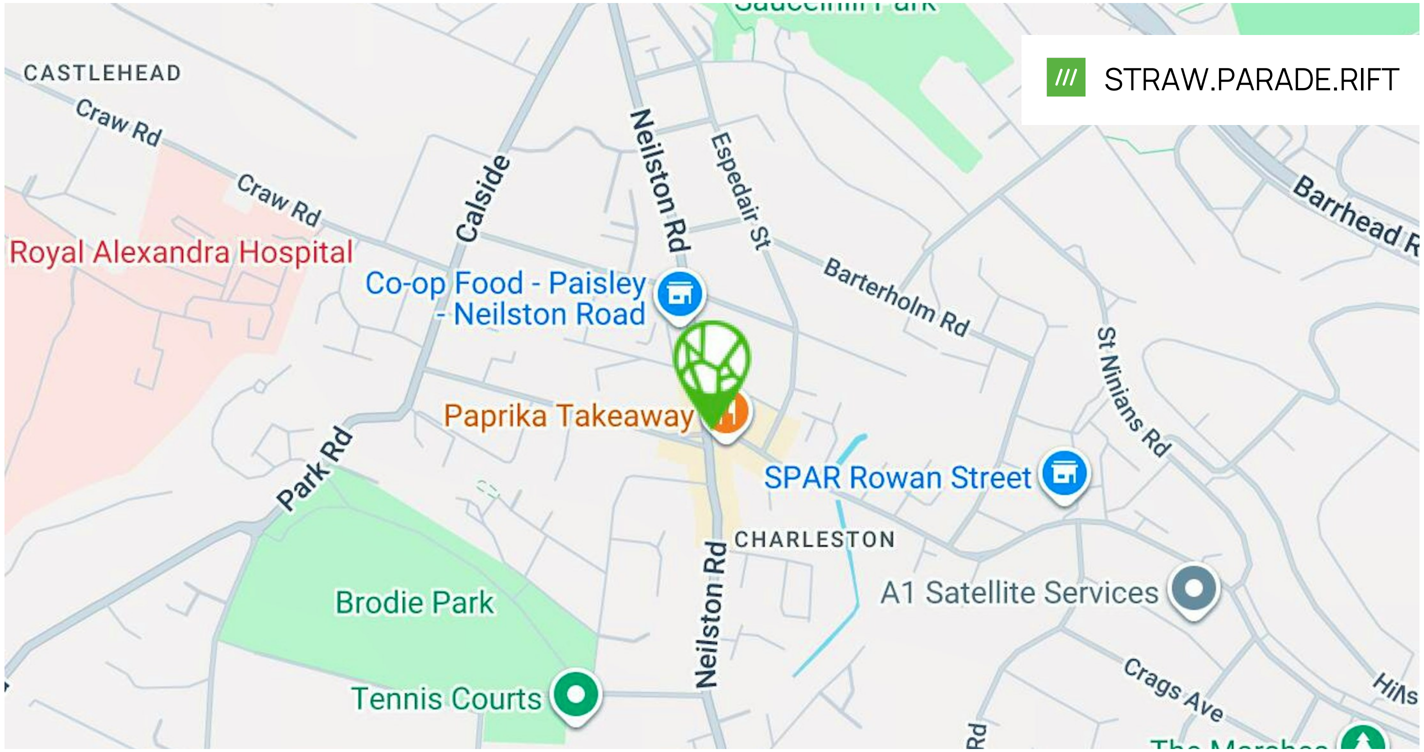
Paisley is a large town situated in the west central Lowlands of Scotland. Located north of the Gleniffer Braes, the town borders the city of Glasgow and straddles the banks of the White Cart Water, a tributary of the River Clyde. Glasgow is located less than 10 miles to the east and is highly accessible via the M8 Motorway.

The property is located in the Charleston area of Paisley, approximately one mile south of the town centre. The property is situated on the east side of Neilston Road a short distance south from the junction with Rowan Street. Neilston Road forms part of an arterial route south of the town. Paisley Canal Railway Station is located close by to the property, as are local bus routes. Surrounding occupiers include Co-op Food, Subway, Greggs and Paddy Power.

DESCRIPTION

The subjects comprise a ground floor takeaway within a 4 storey blonde sandstone building. The upper floor appears to be residential in nature. The roof is pitched and covered in slate.

The property is accessed via a single flush aluminium framed pedestrian door which leads into the waiting area. The commercial kitchen is, as expected, fitted out to a professional standard with extract ventilation and 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 covered in tiles, walls covered with PVC and stainless steel splashbacks. A store room and WC are provided.



0141 291 5786 kirkstoneproperty.com


mealzo


COOKED
MEAT FRIDG


FLAME BAKED
PITTA BREAD


FLAME BAKED
PITTA BREAD


WHITE CART CREDIT UNION
www.whitecartcu.co.uk. Tel:0141 889 3005
RED PEPPER
Cosmetic Denture
Repair & Design


Pizza · Burger · Kebab · Curry
WE'RE ON
Uber
Eats

kirkstone

ACCOMMODATION

The accommodation comprises the following areas:

FLOOR/UNIT	BUILDING TYPE	SQ FT	SQ M
Ground	Takeaway	337	31.31

TENANCY

The property is let on a 20 year full repairing and insuring lease that commenced in December 2024, at a rent of £14,300 per annum. The rent is subject to upward only open market rent reviews, with a minimum 10% uplift in rent at every 5th anniversary. There are no lease break options. The lease is secured by a personal guarantor.

PRICE

Offers over £155,000 are invited for the heritable interest (Scottish equivalent to English Freehold) subject to the lease agreement in place. Based on a rental income of £14,300 per annum a purchase at this level would reflect a gross initial yield of 9%.

RATEABLE VALUE

According to the Scottish Assessors Association, the subjects have a Rateable Value of £4,700.

EPC

A copy of the EPC is available upon request.

VAT

Not applicable

VIEWINGS

Viewings strictly by appointment with the assigned agents:

CONTACT

Shahzad Shaffi
0141 291 5786 I 07742 333 933
ss@kirkstoneproperty.com

Date of Publication: August 2026