



8 New Street, Paisley

- Town centre location, on a known leisure circuit.
- Class 3 consent with two kitchen facilities.
- Arranged over ground, first and attic floors.
- Redevelopment opportunity at first floor.
- Take away area combined with restaurant seating.



LOCATION

New Street is situated adjacent to High Street in the centre of Paisley. The subjects are situated centrally which means they witness high levels of footfall. This is benefitted throughout the day due to the selection of bars and restaurants already established on New Street.

DESCRIPTION

The subject property comprises of a restaurant arranged over the ground, first and attic floors of the property. At present, the ground floor is fit out as an American style diner with 30 covers, with the added benefit of a dedicated takeaway area. The restaurant is served by male, female and disabled toilets which are currently fit out to a high standard. The kitchen facilities at this level are generous, with stainless steel catering equipment and a cool store with numerous white goods already provided.

The first floor level is currently used for storage, and as such is in shell condition. It has an open plan restaurant seating area benefitting with a full width and height glazed frontage. A bar area is provided, as well as a dedicated kitchen facility at this level. An incoming tenant could expand the downstairs restaurant, or create a separate trading entity at first floor level.

TRADE

Due to the previous operation being run under Leasehold, we have no information regarding historical trade levels.

SERVICES

The property is connected to the mains supply for water, and electricity with drainage to a septic tank.

EPC RATING

An EPC will be provided upon request.

RATES

The subjects have a rateable value of £15,000.



TENURE

The property is marketed on a Leasehold basis to include all trade fixtures, fittings, furnishings and equipment.

RENTAL

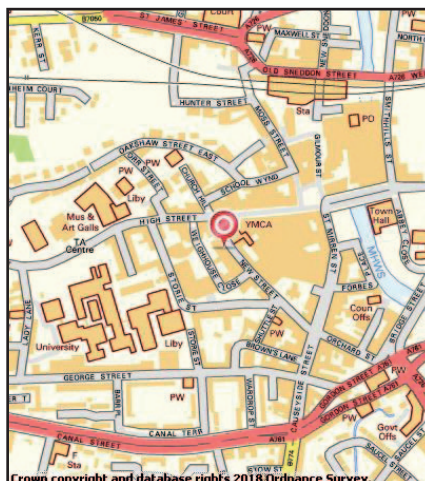
We are seeking £15,000 per annum for the Leasehold interest in the property to include all fixtures and fittings.

VIEWING

Strictly by appointment only to be made through Graham + Sibbald.

OFFERS

All Offers, couched in Scottish Legal Terms, should be submitted to the Owners Sole Selling Agents, at the address below:



To arrange a viewing contact:



Brogan Grier

Surveyor

brogan.grier@g-s.co.uk

0141 567 5364



Peter Seymour

Head of Licensed Trade & Leisure

peter.seymour@g-s.co.uk

0141 567 5378

IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: July 2018