

# FOR SALE/MAY LET

RETAIL UNIT



## 7/9 Broomlands Street, Paisley, PA1 2LS

- Substantial Ground Floor Retail Unit
- Prominent Location
- Suitable for a variety of uses (subject to planning)
- Property extends to — 303.23 sq.m. (3,264 sq.ft.)



## LOCATION

The subjects are situated within Paisley, one of Scotland's largest towns, with an estimated population in excess of 70,000 people. The town is located approximately seven miles to the west of Glasgow city centre and serves as the administrative centre for Renfrewshire Council. The town has excellent links to the M8 Motorway which provides access to Glasgow and the national road network.

The subject property is situated on the south side of Broomlands Street approximately half way between Queen Street and Castle Street close to Paisley Town Centre. Surrounding properties are predominantly residential in nature with commercial premises occupying the ground level of traditional tenement buildings.

## DESCRIPTION

The subjects comprise a double fronted retail shop, situated on the ground floor of two adjacent four-storey traditional sandstone tenement buildings.

Internally, the accommodation comprises a split front sales area, with partitioned storage and office areas. At ground floor level there is also a kitchen and staff area. Two stairways provide access to the basement which serves as a workshop and storage area with male and female W.C.s

## ACCOMMODATION

The subjects provide the following approximate net internal floor areas:

Ground floor:

147.51 sq.m. (1,587 sq.ft.)

Basement:

155.8 sq. m (1,677 sq. ft.)

## RATING ASSESSMENT

The property is entered into the current Valuation Roll with the following Rateable Value:

RV: £9,409



## ASKING TERMS

Offers in the region of £100,000 are invited for the heritable interest.

## VAT

Unless otherwise stated all figures, prices, etc., are quoted exclusive of VAT.

## LEGAL COSTS

Each party will bear their own legal costs in respect of any transaction of this site, however for the avoidance of doubt the ingoing tenant will be responsible for LBTT, Extract copies and VAT thereon.

## ENERGY PERFORMANCE CERTIFICATE

A full EPC survey has been carried out and is available for inspection.

## VIEWING & FURTHER INFORMATION

Strictly by appointment through:

Graham + Sibbald:

233 St Vincent

Glasgow

G2 5QY

## To arrange a viewing contact:



**Innes Flockhart**

Surveyor

innes.flockhart@g-s.co.uk

0141 567 5351

07 803 896 939

## IMPORTANT NOTICE

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