



8A MOSS STREET | PAISLEY | PA1 1BL

**Commercial Unit**

**355 SQFT**

**TO LET - £200.00/week**

**Griffin  
Webster**  
PROPERTY CONSULTANTS

### Location

The shop is located to the east side of Moss Street at the junction of High Street within the town centre of Paisley. The area is easily accessed via Canal Street (A761) to the south and High Street to the east.

### Description

Public transport connections are excellent, with bus stops in immediate vicinity, whilst Paisley Gilmour Street railway station is approximately 200 metres from the shop.

The retail unit is formed within the ground and basement floor of a traditional terraced tenement building, being 3 storeys in height, constructed of solid sandstone and having a pitched, timber framed and concrete tiled roof. The unit benefits from an aluminium framed shopfront with single display window, incorporating entrance doorway. The shop was formerly let to Timpson's Shoe repairers.

Internally, the shop has been subdivided to form:

At ground floor level: Main sales area, separate storeroom, and tea prep and toilet accommodation.

At basement level: large storage area.

### Accommodation

Ground Floor 33 sqm (355 sqft)

Basement 23 sqm (247 sqft)

### Rating

The property is entered in the valuation roll as a shop with a net annual value of £3,400.00. The property qualifies for 100% rates relief.

### Lease Terms

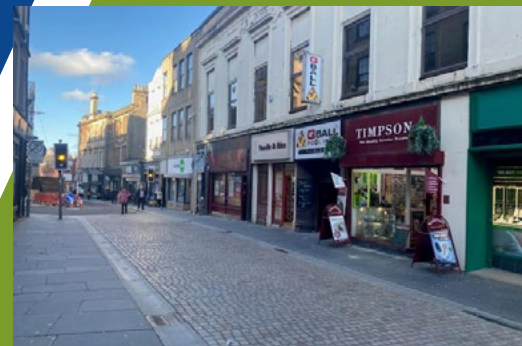
The premises are available on the basis of a Full Repairing and Insuring lease for a period of 5 years at a rent of £200/week

### Legal Costs

Each party will be responsible for their own legal costs incurred in connection with this transaction. For the avoidance of doubt the purchaser will be liable for LBTT Extract Copies and VAT thereon

#### Anti Money Laundering Regulations

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 are now in force. Consequently, Griffin Webster Property Consultants are required to carry out due diligence not only on our clients but also on any purchaser or occupiers. Following acceptance of an offer, as a minimum a prospective purchaser / occupier will be required to provide proof of identity, residence and proof of funds before the transaction can complete.



Strictly by prior arrangement with the letting agents.

Call Greg Dykes

07447 983400 or

email:

[greg@griffinwebster.co.uk](mailto:greg@griffinwebster.co.uk)

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