

FOR SALE

Net Internal Area:
2,149 sqft (199.64 sqm)



64

**Espedair Street
Paisley
PA2 6RW**

Location

Paisley is one of Scotlands largest towns is situated approximately 6 miles west of Glasgow and is of course the birthplace of Paisley pattern, has a population of around 80,000 people, and is well connected to the Scottish motorway and rail networks as well as Glasgow Airport.

The property is located just off the main arterial route into the city.



Click for Google Map

64
Espedair Street
Paisley
PA2 6RW

Description

The premises comprise the whole of a substantial 1950's-built property with brick façade Internally the ground floor comprises a number of offices fitted out to a grade 2 standard with suspended fluorescent lighting plaster walls and carpeted floor finishes. Toilets and staff accommodation are provided on the 1st floor where additional offices as well as the tea preparation area can be found

Accommodation

From measurements taken on site we would calculate the dimensions and accommodation as follows:

	NIA m2	NIA sq.ft
Ground Front	56.14	604.30
Ground Rear	47.29	508.07
First	96.35	1,037.13
Total	199.78	2149.5

Gross Internal Area 2,715 SQFT (252.23SQM)

Rating

The property is currently assessed as follows:

Ground, Front. NAV £4,211
Ground Rear NAV £3,369
First. NAV £6,504

Energy Performance

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.

Price

Offers over £185,000 exclusive of VAT are invited for the benefit of our client's heritable interest in the subjects.

VAT

There is no VAT on the purchase price.

Legal Costs

Each party will be responsible for paying their own legal costs incurred in any transaction.

Entry

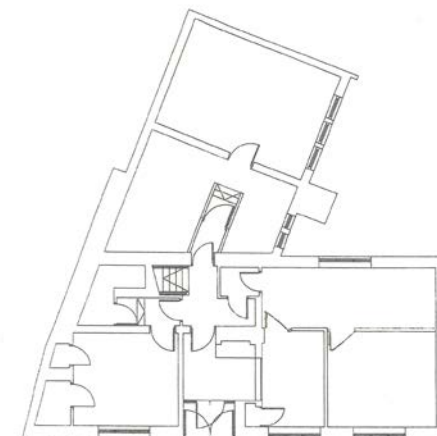
Upon completion of legal formalities

Use

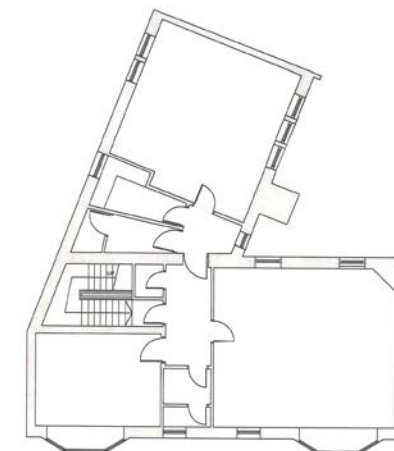
In terms of use, the premises have Class 4 consent.

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.



GROUND FLOOR



FIRST FLOOR

Further Information

Strictly by prior arrangement with the letting agents:

Greg Dykes

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