

TO LET

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funkyfidget.co.uk

PERSONAL

TEL. 07985 256 083

r & Beauty
Unisex Salon



78 Glasgow Road | PAISLEY

TO LET
192 Sqft (17.85 sqm)

**Griffin
Webster**
PROPERTY CONSULTANTS

78 Glasgow Road | PAISLEY

Location

The subjects are situated on the south side of the busy Glasgow Road (A761) within Paisley, approximately 6 miles south west of Glasgow City Centre.

The subjects benefit from excellent road connections, being a short distance from the M8 motorway and Glasgow Airport. Regular bus services and routes are within close proximity.

Nearby occupiers include Farmfoods, and a variety of small, styled traders including hair and beauty, cafes, eateries and takeaways.

The approximate location of the subjects is shown on the appended street plan.

Description

The property comprises the ground floor of a 3-storey tenement building of sandstone construction and is surmounted by a pitched and tiled roof.

Access is through a single recessed entrance with sales/office area to the front and toilet and storage facilities to the rear.

The subjects are freshly renovated, secured by an automatic roller shutter and ready for immediate occupation.

There subjects benefit from a large display frontage and an internal wall racking display system.

Measured Area

192 Sqft (17.85 sqm)

Terms

The property is available on FRI terms for a period of up to 10 years at an initial rent of £140.00 per week with no VAT to pay.

Rateable Value

According to the Scottish Assessors Association, the subjects have a rateable value of £3,000.00 Subject to meeting relevant criteria, the new occupier will be eligible to claim 100% rates relief, through the Small Business Bonus Scheme

EPC

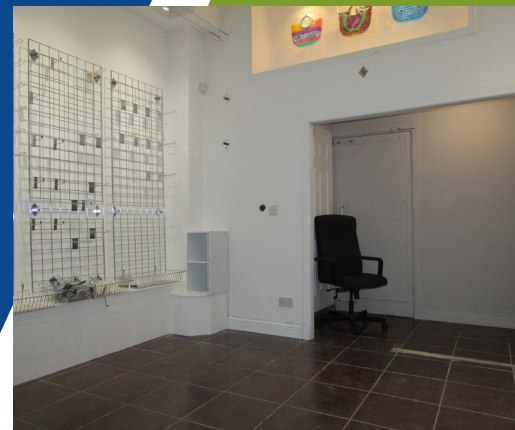
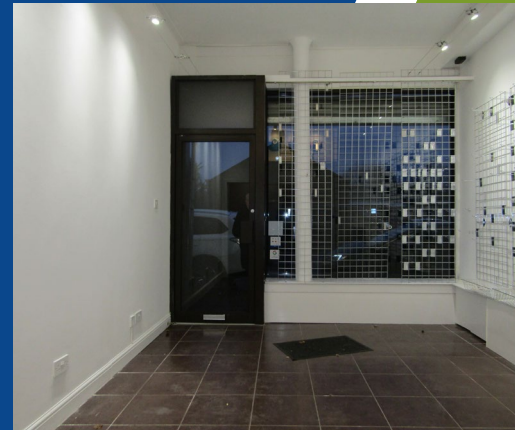
Available upon request

Entry

On satisfactory conclusion of missives

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

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