

**TO LET**



43 High Street | PAISLEY | PA1 2AH

**To Let 764.39 sqft (71.01 sqm)**

**Griffin  
Webster**  
PROPERTY CONSULTANTS

### Location

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

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

### Description

The retail unit is formed within the ground 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 extends via a corridor to an area which opens out to male and female toilets, one of which is accessible, along with a tea preparation area. There are a further three offices to the rear of the property arranged over two levels which are decorated to an office standard with a wallpaper and carpet finish. This could be used for back of house administrative offices, packaging, production or storage.

### Accommodation

Ground Floor shop unit – 484 SQM (45 sqft)

Office 1 – 11.19 SQM (120.44 sqft)

Office 2 – 7.11 SQM (76.53 sqft)

Office 3 – 7.75 SQM (83.42 sqft)

### Rating

The property is entered in the valuation roll as a shop with a net annual value of £4,600.00 and therefore 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 up to 10 years at a rent of £12,000.00 per annum inclusive.

### Energy Performance Certificate

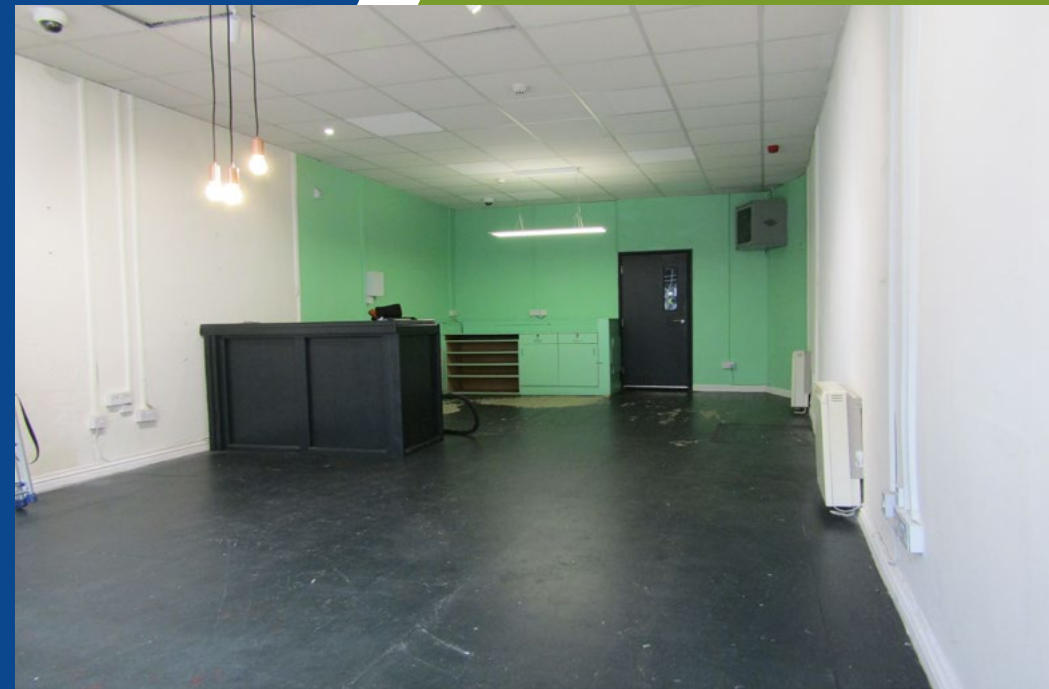
An EPC has been prepared for this property and can be provided upon request.

### 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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