

TO LET



25B Causeyside Street | PAISLEY

**Ground Floor –
211.47SQM (2,276 SQFT)
To Let**

**Griffin
Webster**
PROPERTY CONSULTANTS

25B Causeyside Street | PAISLEY

Location

The subjects occupy a busy local trading location fronting Causeyside Street near its junction with Forbes Place within Paisley town centre.

Facing the pedestrianised prime shopping area, the property is within short walking distance to Dunn Square, Paisley Town Hall and Paisley Abbey.

The ground floor occupiers in the immediate area are predominantly retail, including Farmfoods; Allen and Harris; Countrywide; Greggs plus other national and local traders.

The location is well connected with public transport with bus routes on all major roads in the immediate area with Paisley Gilmour Street station in close proximity.

Accommodation

The current layout provides a front shop/main customer food preparation area and with servery set back to maximise the seating potential to the front of the shop. There is ample seating for 55 patrons. There are separate male and female (disabled adapted) toilets off the front customer area.

There is an opportunity to convert the rear storage area into kitchen and food preparation and expand the front shop seating area to maximise seat covers to perhaps offer a refined dining option. The premises have a full class 3 consent and could be further enhanced by securing an alcohol licence

We calculate the Net Internal Floor Area in accordance with the RICS Code of Measuring Practice 6th Edition) to be approximately: -

Ground Floor – 211.47SQM (2,276 SQFT)

RENTAL/LEASE TERMS

We are instructed to seek rental offers in excess of £20,000.00 per annum for a new full repairing and insuring lease for a for a negotiable period of lease.

RATING ASSESSMENT

The subjects are currently entered in the Valuation Roll with a Rateable Value of £22,543.00

At this level of value any incoming tenant may qualify for a Small Business Bonus Relief Scheme – enquiries and application to the Local Authority.

VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

LEGAL COSTS

Each party will be responsible for payment of their own legal costs to be incurred in any transaction.

EPC

Available upon request.

Specification

Attractive shop unit over ground floor
Suit a variety of Class 3 consent
Potential for Restaurant Use
Prominent local trading location
Good transport links

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

Important notice relating to the Misrepresentation Act 1967 and the Property Misdescriptions Act 1991: Griffin Webster, on its behalf and of to or after sellers of lessors of this property whose agents they are, give notice that: 1. the particulars are set out as a general outline only for guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. 2. all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or of each of them. 3. no person employed by Griffin Webster has any authority to make or give any representation or warranty to whatever in relation to this property.