



# Prominent Retail Unit To Let

20 High Street, Paisley





**Location**

Paisley is a major town within the West of Scotland conurbation which has a total population of 1.75million. It is situated approximately 10 miles west of Glasgow and 12 miles south-east of Dumbarton.

Road communications are excellent being close to the M8 Motorway (Junctions 27, 28 and 29). Rail services are provided by First Scotrail to Glasgow (Central) in 11 minutes and from there with Virgin Trains to London (Euston) in a further 4 hours 44 minutes. Glasgow International Airport is located just 3 miles to the north of the town centre.

The property is situated at the heart of the pedestrianised High Street in a prime retailing position opposite the main entrance to The Paisley Centre and McDonald's. Other nearby occupiers include Marks & Spencer and W H Smith.

**Description**

The property comprises a four storey traditional property of sandstone construction., The raised portion of the split level ground floor sales area leads to the stock room and office. The basement has a staff room, WCs and further storage. The first, second and third floors comprise office accommodation with separate access and WCs to each floor.

**Accommodation**

The premises provide the following approximate dimensions and net internal floor areas:

Basement	Ancillary	953 ft <sup>2</sup>	88.57 m <sup>2</sup>
Ground Floor	Retail	2,573 ft <sup>2</sup>	239.03 m <sup>2</sup>
First Floor	Office	1,238 ft <sup>2</sup>	114.99 m <sup>2</sup>
Second Floor	Office	1,302 ft <sup>2</sup>	120.96 m <sup>2</sup>
Third Floor	Office	1,125 ft <sup>2</sup>	104.51 m <sup>2</sup>
<b>Total</b>		<b>7,191 ft<sup>2</sup></b>	<b>668.06 m<sup>2</sup></b>

**Energy Performance Certificate**

Rating: G

**Terms**

Our clients are seeking rental offers in the region of £25,000 pa (exclusive of VAT) for a new lease on full repairing and insuring terms.

**Legal Costs**

Each party to bear their own legal costs incurred.

**Planning**

We understand that the property currently benefits from both Class 1 and Class 2 Consent however we advise that all interested parties make their own enquiries with the local planning authority.

**Rates**

Rateable Value	£51,900
UBR (2015/16)	£0.493
Rates Payable (per annum)	£25,587

**VAT**

All rents, prices, premiums, etc, are quoted exclusive of VAT.

**Viewings**

All viewing and further information is via the sole letting agents.



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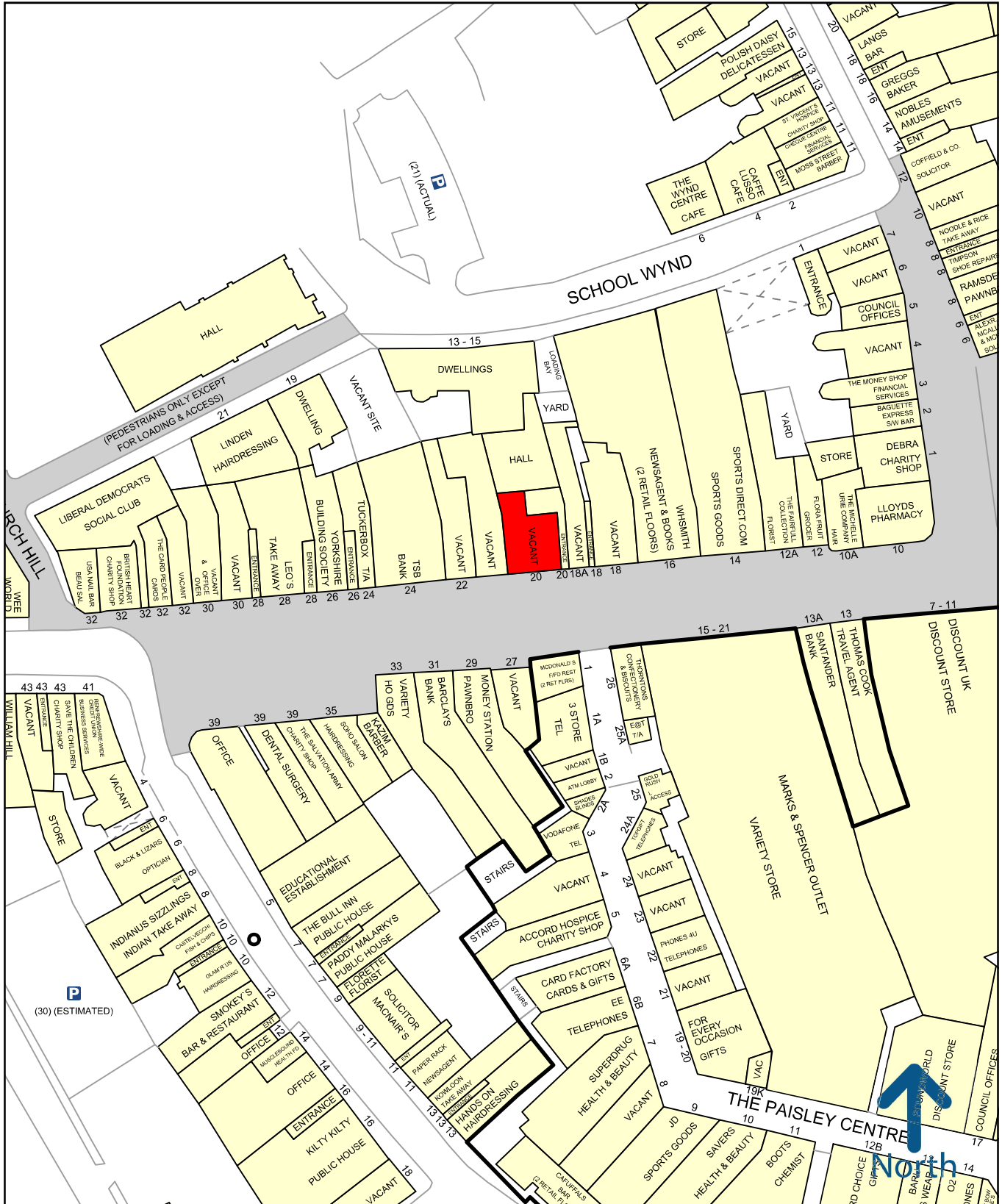
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**Subject To Contract**

**June 2015**

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50 metres

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