DM HALL

To Let

Class 1A



1 Greenhill Road,
Paisley
PA3 1RJ

146.14 sq m
(1,573 sq ft)

- Excellent visibility and strong passing traffic.
- Close proximity to public transport links.
- 100% rates relief, subject to occupier status.
- Offers over £15,000 per annum invited.

LOCATION

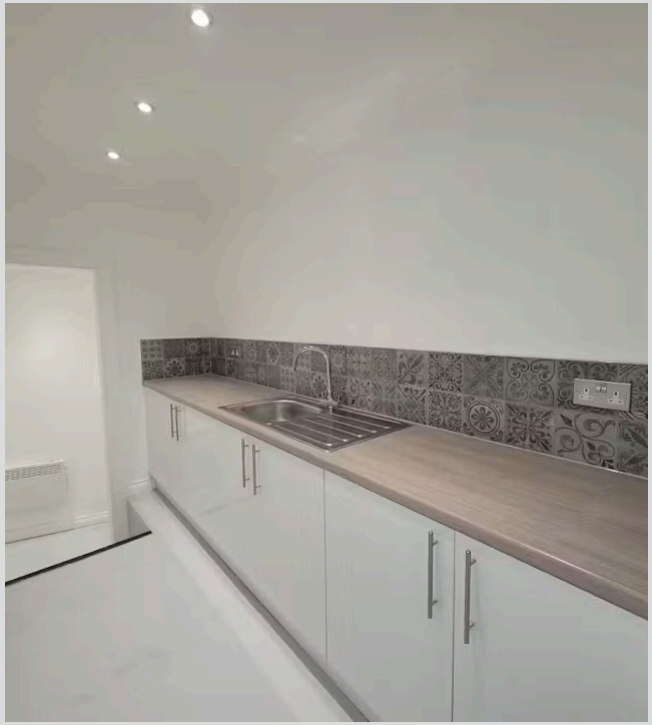
The subjects are located on the junction between Greenhill Road and Underwood Road, in the west end of Paisley. Glasgow City Centre lies approximately 11 miles to the east.

There are numerous transport links to Glasgow City Centre with Paisley Gilmour Street train station nearby and bus routes accessed along the parade. Glasgow International Airport is located within 2 miles.

Nearby occupiers include Industrial supply merchants, The wee furniture factory, Royal Mail, Glastech and St Mirren Football Stadium.









DESCRIPTION

The subjects comprise a single storey traditional building of brick construction.

Internally, the premises is currently occupied as a scooter store, featuring a recently refurbished open plan reception/sales area with private meeting room and separate office area, with kitchen and toilet facilities to the rear.

Access is via a single door, protected by storm doors.

FLOOR AREA

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	1,573	146.14

EPC

E (36)



LEGAL COSTS
Each party to bear their own costs

VAT
Not applicable. The property is not elected for VAT and accordingly VAT is not applicable on the rental.

SERVICE CHARGE
n/a

ESTATE CHARGE
n/a

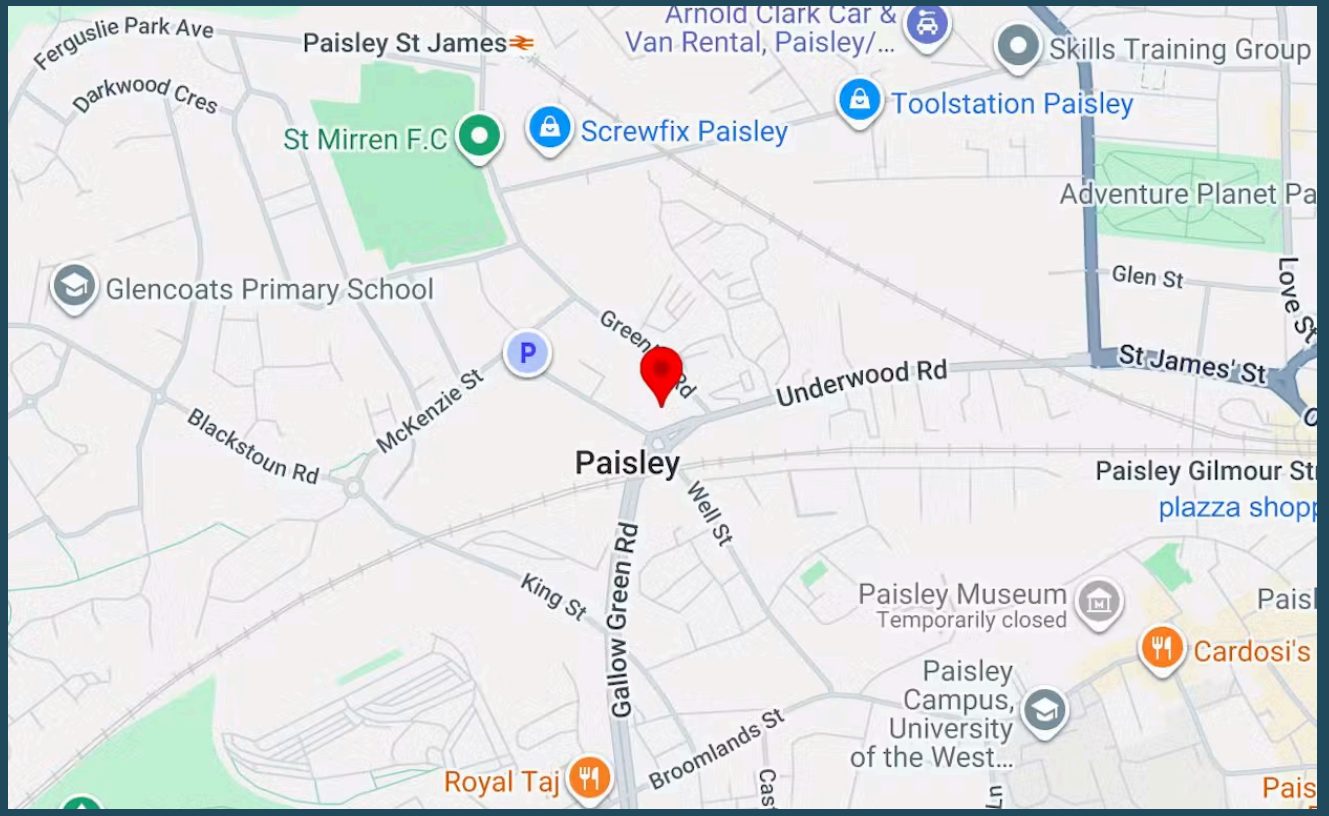
NON-DOMESTIC RATES
Rateable Value: £8,700

VIEWING & FURTHER INFORMATION
Strictly by contacting the sole agents.

ANTI-MONEY LAUNDERING
DM Hall is regulated by HMRC under the Money Laundering Regulations 2017, as amended by the Fifth Money Laundering Directive effective from 10 January 2020. In line with these regulations, we must carry out due diligence checks on all purchasers and vendors. Once an offer is accepted, the purchaser(s) or occupier(s) must provide proof of identity, address, and proof of funds before the transaction can proceed.

DM HALL

Regulated by RICS



Make an enquiry

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