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TO LET

Office, Retail

20 MOSS STREET, PAISLEY, PA1 1BL

The subjects comprise a ground and basement floor retail shop within a B-listed, mid-terraced blonde sandstone tenement building

- Busy thoroughfare
- Property over 2 floors
- Well presented premises
- Rates exemption potential
- 88.58 sqm (953 sq ft)

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LOCATION

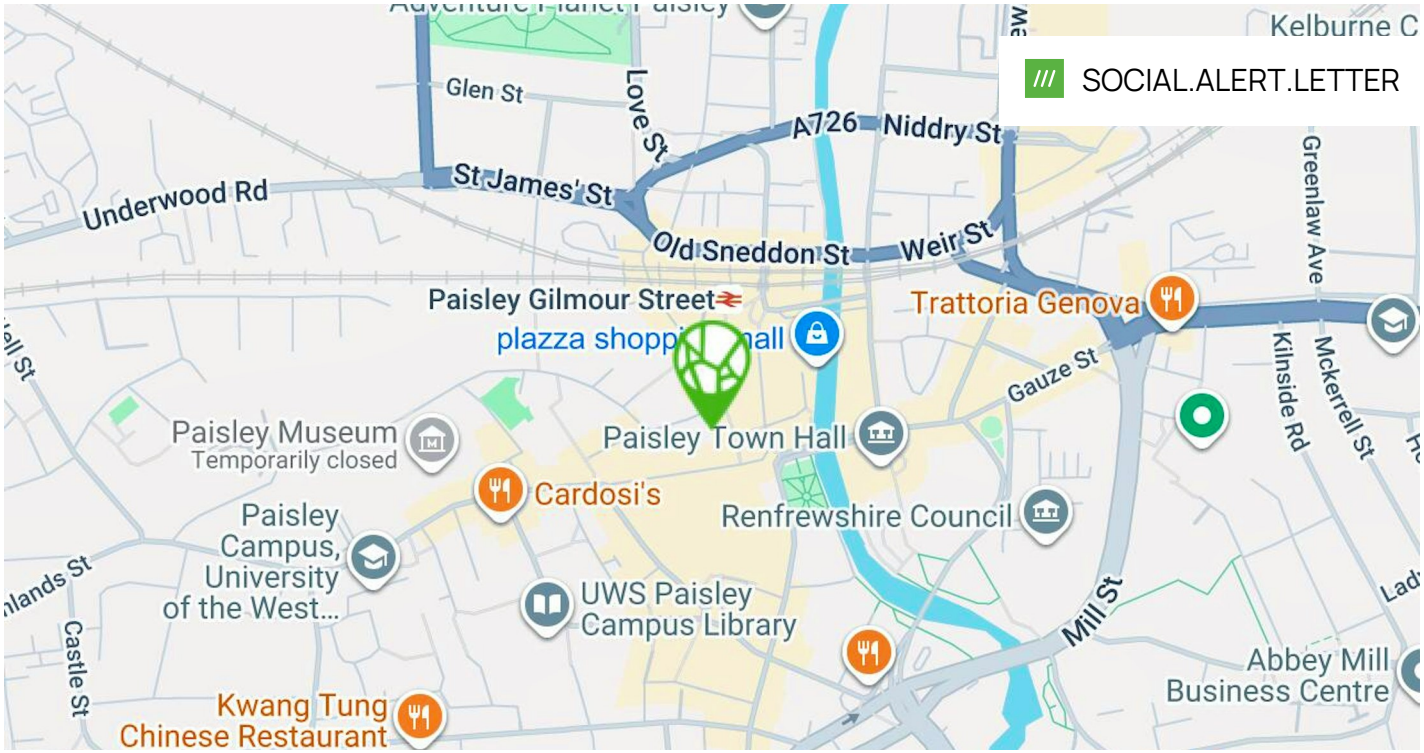
Paisley is located within Renfrewshire, approximately 9 miles west of Glasgow city centre. The town benefits from direct access to the M8 motorway, and the Central Scotland motorway network beyond. The town enjoys excellent communication links with three railway stations linking the town to the national rail network. The town is within close proximity of Glasgow International Airport.

The property is located on the east side of Moss Street, close to its junction with County Place. Paisley Gilmour Street Railway Station is within short walking distance, as is access to local bus routes. Surrounding occupiers include Bank of Scotland, Morrisons Daily and Greggs.

DESCRIPTION

The subjects comprise a ground and basement floor retail shop within a B-listed, mid-terraced blonde sandstone tenement building constructed circa 1830. The building offers mixed use accommodation over three floors. The roof is pitched and covered in slate tiles.

The shop has a timber glazed frontage under a non-illuminated fascia board and is accessed via a single pedestrian. Internally, the space is open plan with a store and WC to the rear. The basement is accessed via stairwell at the rear of the shop. The floor is covered in laminate, the walls are of plaster/paint and the suspended grid ceiling incorporates LED box lighting. There is no gas supply to the property and space heating is provided electrically.



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SOHO
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ACCOMMODATION

The accommodation comprises the following areas:

FLOOR/UNIT	BUILDING TYPE	SQ FT	SQ M
Basement	Retail	409	38
Ground	Retail	544	50.54
Total		953	88.54

LEASE TERMS

The subjects are available to lease on full repairing and insuring basis, for a term to be agreed, at a rent of £15,000 per annum. Full quoting terms are available upon request.

RATEABLE VALUE

According to the Scottish Assessors Association, the subjects have a Rateable Value of £6,900. The occupier may be eligible for rates relief, subject to status.

EPC

E (78)

VAT

Not applicable

LEGAL FEES

Each party to bear their own costs

VIEWINGS

Viewings strictly by appointment with the assigned agents:

CONTACT

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