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TO LET

Office, Retail

5, GLENBURN ROAD, PAISLEY, PA2 8TA

Internally, the space is fitted out as a beauty salon and has alternative use potential

- Well presented premises
- Alternative use potential
- Main road frontage
- High standard fit out
- Busy thoroughfare
- Good transport links
- Potential rates exemption
- VAT free rent
- 132.27 sq m (1,424 sq ft)



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LOCATION

Glasgow is Scotland's largest city and is situated in the central belt and on the west coast. There are four main motorways which run through the city putting it at the hub of Scotland's road network. The city sits approximately 50 miles west of Edinburgh and connects the central belt via the M8 motorway network.

The subjects are located on the outskirts of Paisley which is situated approximately seven miles to the east of Glasgow, close to the Gleniffer Braes. The property commands a prominent position on Glenburn Road, close to its junction with Caplethill Road (B774) which is the main arterial route linking Paisley to Barrhead.

Good public transport links are available nearby and the area is predominantly residential in nature.

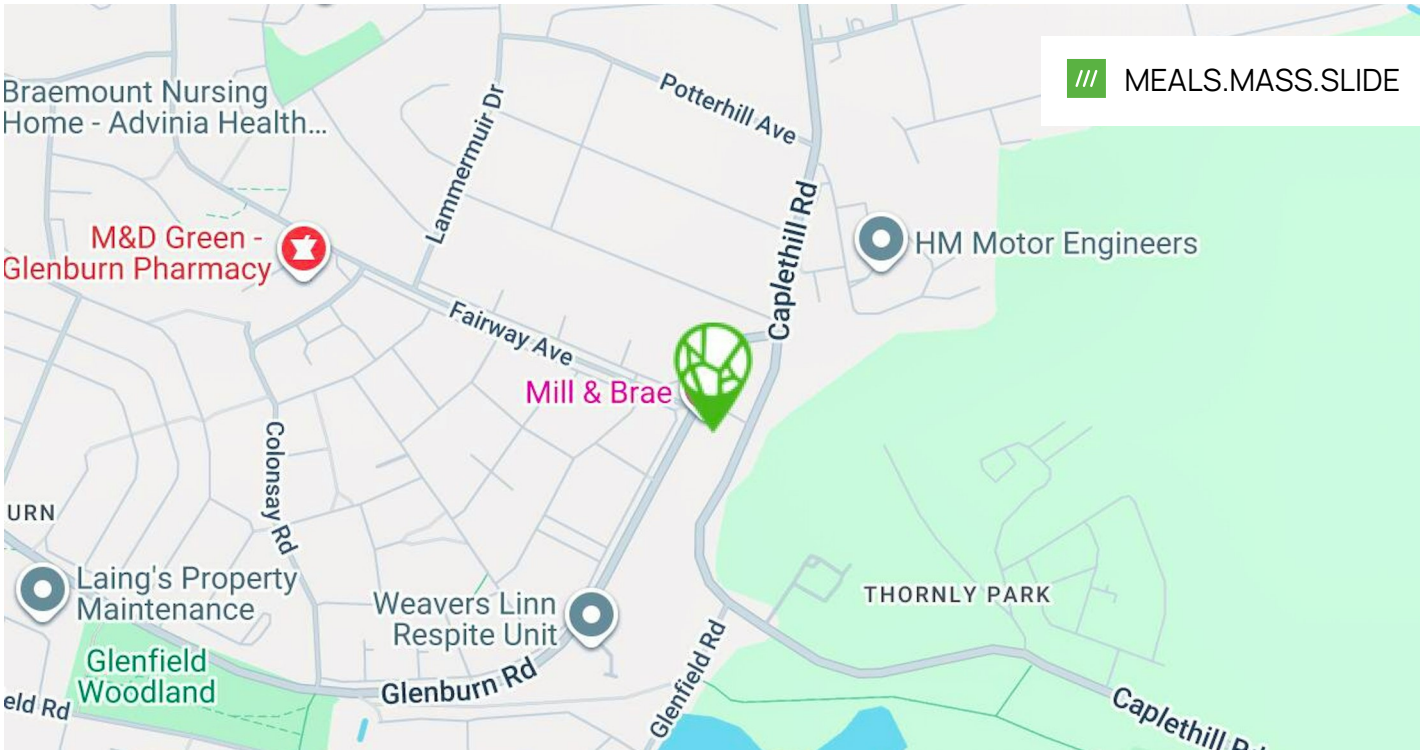
DESCRIPTION

The property comprises a detached, single storey building of masonry construction under a flat roof. The flush entrance door is protected by a roller shutter.

Internally, the space is fitted out as a beauty salon with laminate floor, plaster/paint walls and the ceiling incorporates box LED lighting. There are 5 treatment rooms and to the rear there is an office and welfare facilities. Space heating is provided electrically.

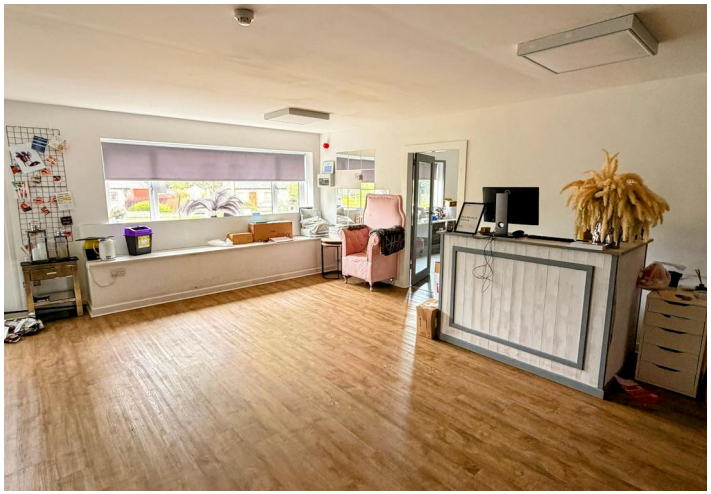
The property lends itself to a number of alternative uses including retail and office.

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ACCOMMODATION

The accommodation comprises the following areas:

FLOOR/UNIT	BUILDING TYPE	SQ FT	SQ M
Ground	Retail	1,424	132.29

LEASE TERMS

The subjects are available to lease on a full repairing and insuring basis, for a term to be agreed, from a rent of £22,500 per annum.

Full quoting terms are available upon request.

RATEABLE VALUE

According to the Scottish Assessors Association, the subjects have a Rateable Value of £8,700.

The occupier may be eligible for rates relief, subject to status.

EPC

E (75)

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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