TO LET - OFFICE

FORMER PAISLEY LIBERAL CLUB

32 HIGH STREET, PAISLEY, PA1 2BZ

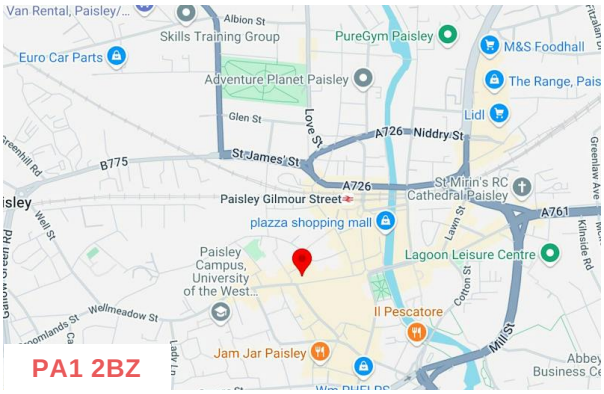


KEY HIGHLIGHTS

- 430 to 2,335 sq ft
- Suitable for a variety of uses including offices / studio space / gym / dance school / salon / leisure
- Flexible terms available
- Space can be split or combined to satisfy larger and smaller requirements
- Available for immediate occupation
- Benefits from impressive ornate original features
- Suites eligible for 100% rates relief

SUMMARY

Available Size	430 to 2,335 sq ft
Rent	£6,000 - £20,400 per annum
Business Rates	Some suites to be eligible for 100% rates relief under the Small Business Bonus Scheme.
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry



DESCRIPTION

Attractive studio space within an attractive refurbished Grade A blonde sandstone building.

The property has had a full external refurbishment including new windows, sandstone refurbishment and a new roof.

Access to the building is via High Street or School Wynd to the rear of the building.

Each floor provides bright open-plan accommodation of varying sizes with suites available individually or together to satisfy both smaller and larger requirements.

Communal WC's and kitchen tea-prep are provided.



LOCATION

The subjects are located in the heart of Paisley Town Centre on the north side of High Street at its junction with School Wynd.

Excellent public transport links are provided with Paisley Gilmour Street Station only a 5-minute walk whilst various bus services operate in the immediate vicinity.

Immediate access to Paisley's eating, shopping amenities provided.

On-street parking provided.



ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent	Availability
Unit - 1	540	50.17	£7,000 /annum	Available
Unit - 2	1,237	114.92	£24,000 /annum	Under Offer
Unit - 3	1,394	129.51	£17,000 /annum	Available
Unit - 4	371	34.47	£7,200 /annum	Coming Soon
Unit - 5	2,362	219.44	£20,400 /annum	Available
Unit - 6	1,393	129.41	£15,600 /annum	Let
Unit - 7	486	45.15	£7,000 /annum	Coming Soon
Total	**7,783**	**723.07**		



ACCOMMODATION

Please note that the floors can be split to suit smaller requirements with accommodation available from 1,000 sq ft upwards.

VIEWING & FURTHER INFORMATION

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