

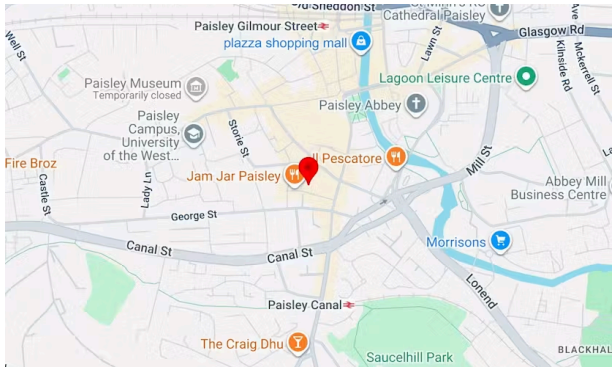
scottish business agency

13 Shuttle Street, Paisley, PA1 1YD

Leisure, Licensed Premises, Nightclub, Restaurant / Cafe To Let / For Sale | £24,000 per annum / £250,000 | 445 sq m

Licensed, leisure, hot food premises in Paisley. Multiple use potential.

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Key Points

- To Let, For Sale on Shuttle Street, Paisley
- Currently set up as a children's play cafe
- Fully fitted kitchen
- No internal load-bearing walls, could be opened up for various uses.
- Suited to Dance Studio, Fitness, Restaurant, Club, Bar, Dental, Healthcare

Summary

- Rent: £24,000 per annum
- Price: £250,000
- Business rates: Very Low rates payable with SBRR, less than £1000 per annum
- VAT: Not applicable
- Legal fees: Each party to bear their own costs
- Lease: New Lease
- Terms: 10 months. Length of lease negotiable

Further information

- View details on our website
- View Microsite

Description

Spanning over 430 square meters, this adaptable premises currently functions as a children's play cafe, providing a warm and inviting atmosphere for families. The space is thoughtfully designed with flexible partition walls that can be easily removed, transforming the area into a variety of commercial uses such as a dance studio, fitness center, healthcare facility, bar, restaurant, club, or retail shop. The property benefits from an alcohol license and hot food permission, offering excellent operational flexibility. Its prominent location on Shuttle Street ensures high visibility and foot traffic, making it an ideal venue for a range of hospitality or leisure enterprises. Whether you're seeking to expand your existing business or launch a new venture, this site provides a solid foundation with substantial potential for growth.

Location

Nestled in the vibrant heart of Paisley's bustling commercial district, 13 Shuttle Street offers a prime location for entrepreneurs seeking a versatile space with excellent connectivity. Paisley, with its rich history and dynamic community, provides an ideal backdrop for a variety of hospitality and leisure ventures. Surrounded by a lively mix of retail outlets, office spaces, and residential developments, the area benefits from superb transport links—including Paisley's extensive bus and rail networks—ensuring easy access for both staff and customers. This energetic environment is perfect for a thriving business looking to make a lasting impact in the local community.

Accommodation

Name	sq ft	sq m	Availability

Contact & Viewings

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