UNIT 1

111 FERGUSLIE RD PAISLEY PA1 2UZ

- Prominent roadside development
- Busy suburban traffic route (A761)
- Planning consent for Use Classes 1, 2 & 3 including Sui Generis Hot Food use
- Modern, new build retail unit





TO LET

1,540 SQ FT (143.07 SQ M)

LOCATION

Paisley is the administrative HQ for Renfrewshire Council and is located some 10 miles west of Glasgow city centre. As Scotland's largest town, with a resident population of 80,000 and a catchment of c. 150,000, Paisley is well served by road, rail and air with Glasgow International Airport nearby.

The premises occupy a prominent location within a new build, roadside development of terraced retail units approximately 1 mile west of Paisley town centre on the busy A761 traffic route linking to Elderslie, Johnstone and access to J29/M8 via A737.

Other occupiers located within the development are **Greggs**, **Indigo Sun**, **Nisa Local** and **The Chippy**, with **Aldi**, **Asda** and **Phoenix Retail & Leisure Park** nearby.

ACCOMMODATION

The property comprises a new build, end terrace retail unit of shell specification with attractive shop front extending to the following approximate dimensions:

Internal Width	36′ 2″ (11.02m)
Built Depth	42′ 7″ (12.98m)
Gross Internal Area	1,540 sq ft (143.07 sq m)

There are 25 dedicated, on site, car parking spaces.

PLANNING

We understand that the premises have the benefit of planning consent for Use Classes 1,2&3 including Sui Generis Hot Food use. Interested parties are advised to seek verification from Renfrewshire Council Planning Department.



RATES

The premises are entered in the current Valuation Roll as follows:

RV £32,500, UBR £0.481

Each new occupier has the right to appeal against this assessment. In addition, under current Scottish Government guidelines, first time occupiers of new premises will not be required to pay rates for the first 12 months of occupation.

TERMS

The unit is available on the basis of a new FRI lease, for a negotiable period, at an initial rental of £38,500 per annum, exclusive.

SERVICE CHARGE

A proportionate service charge will be applicable for the maintenance and upkeep of the common areas. Further information available upon request.

EPC

Available upon request.

VAT

All rents and figures quoted are exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party will meet their own legal costs involved in any transaction. The incoming tenant will be responsible for any LBTT, registration dues and any VAT incurred thereon.



ANTI MONEY LAUNDERING

In order to comply with legal / statutory requirements any offers accepted will be subject to appropriate AML checks being carried out.

ENTRY

By agreement.

VIEWING & FURTHER INFORMATION

Strictly via the sole letting agents:

SPRINGFORD
COMMERCIAL PROPERTY CONSULTANTS

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