



11 Gilmour Street, Paisley, PA1 1DD

Town Centre Location

- Well Presented Restaurant / Cafe
- Held on F.R.I Lease
- Expiry August 2032
- Passing Rent: £28,000p.a.
- Increase In August 2027 to £33,200p.a.
- Price on Request

LOCATION

The property is situated on the west side of Gilmour Street, north of its junction with High Street at Paisley cross within a prime location of Paisley City centre.

Situated on a route through Paisley city centre, the subjects benefit from high volumes of passing pedestrian and adjacent vehicular traffic on St Mirren Street and Gauze St throughout the day. Public transport links are in close proximity with bus stops near the subjects along with Paisley Gilmour St Station within a few minutes walk.

The property is ideally located within a short walk from the University of West of Scotland Paisley Campus along with neighbouring occupiers including William Hill, Paddy Power and Bank of Scotland.

PROPERTY

The property forms the ground floor and basement of a larger 2 storey mixed use traditional sandstone development. The property offers a large frontage with dual display windows flanking the partially recessed entrance of aluminium framed and glazed construction.

Internally the property offers a large take away / cafe space to the front with open plan kitchen with main dining area to the rear of the demise with w.c. facilities. The property benefits from air conditioning throughout by way of units recessed within the suspended ceiling. The property has been redecorated by the tenant to include fixed bench and loose seating with a welcoming atmosphere. The basement offers staff facilities and stores.



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NAV/RV:

The property extends to the following internal area;

Ground: 188.38sqm (2,028sq ft)

Bsm: 81.09sqm (873sq ft)

Total: 269.47sqm (2,901sq ft)

LEASE

The property is held on a full repairing and insuring head lease to Be Capri Ltd, operated by former manager of Fratelli Sarti in Glasgow City Centre.

The lease expires on 17th August 2032 with a current passing rent of £28,000p.a. increasing to £33,200p.a. in August 2027. There is a personal guarantee in place by the sole director for the remainder of the lease.

SALE

Offers are invited for the freehold interest in the property.

V.A.T.

Figures quoted are exclusive of V.A.T.

LEGAL

Each party shall bear their own legal costs incurred in the transaction.

VIEWING

Whilst it is a good idea to visit a property investment that is being marketed for sale as a customer before making a formal viewing, it is vitally important that such visits are carried out confidentially and that no approach is made to the sta, operators or customers of the business.

Many investments are being marketed confidentially and the sta and locals may not know that the property is on the market, therefore a casual approach can adversely affect the business.

TSA Property Consultants

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Anti-Money Laundering

In order to comply with anti-money laundering legislation, the successful purchaser / tenant will be required to provide certain identification documents.

The required documents will be confirmed to and requested at the relevant time

Property Misdescription Act 1991:

The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change out with our control. When we are advised of any change we will inform all enquiries at the earliest opportunity.