

TO LET / FOR SALE - RETAIL

3A GEORGE STREET

PAISLEY, PA1 2JB



KEY HIGHLIGHTS

- 467 sq ft
- Well fitted salon / retail premises
- Provides open-plan accommodation to front, beauty room and tea prep to rear
- Offers over £60,000 to buy / £7,000 pa to lease
- Located within the heart of Paisley Town Centre
- Available from October 25
- On-street parking provided
- Eligible for 100% rates relief

SUMMARY

Available Size	467 sq ft
Rent	£7,000 per annum
Price	Offers in excess of £60,000
Rates Payable	£1,643.40 per annum Some occupiers may be eligible for 100% rates relief under the Small Business Bonus Scheme.
Rateable Value	£3,300
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

DESCRIPTION

Mid-terraced ground floor retail premises forming part of larger tenement building

Externally benefits from single shop front with adjacent pedestrian access door protected by an electric roller shutter

Internally provides open-plan accommodation to the front

Beauty room / tea-prep / backwashes / storage area to the rear

LOCATION

The subjects are located on George Street, which is just off Causeyside Street, a short distance north of its busy intersection with Gordon Street & Canal Street within the heart of Paisley Town Centre.

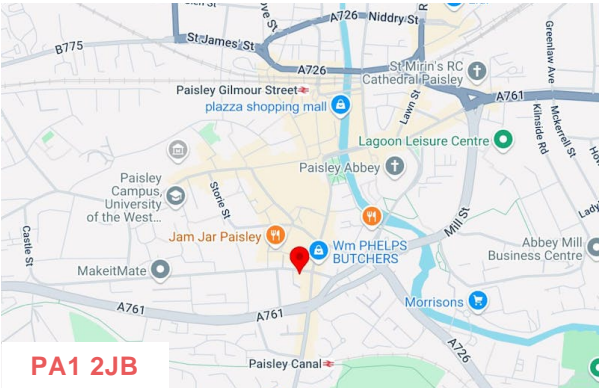
The location is a popular retailing hub for predominantly local traders benefitting from a dense residential population that provides an immediate customer base to the subject property.

Public transport links are readily available with numerous bus links operating on Causeyside Street, whilst Paisley Gilmore Street & Canal Street Railway Stations are located within walking distance north and south.

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	467	43.39	Available
Total	467	43.39	



VIEWING & FURTHER INFORMATION

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