

TO LET/MAY SELL

Former Bar/Restaurant

GIA: 125.82 SQM (1,354 SQFT)

Benefits From Class 3 Consent

**Situated Within Close Proximity To
Paisley Town Centre**

Excellent Transport Links

**May Be Eligible For 100% Rates
Relief**

Rent: OEIO: £12,500 p.a.

Sale Price: Offers Invited



[CLICK HERE FOR VIRTUAL TOUR!](#)



25 LAWN STREET, PASLEY, PA1 1HD

CONTACT:

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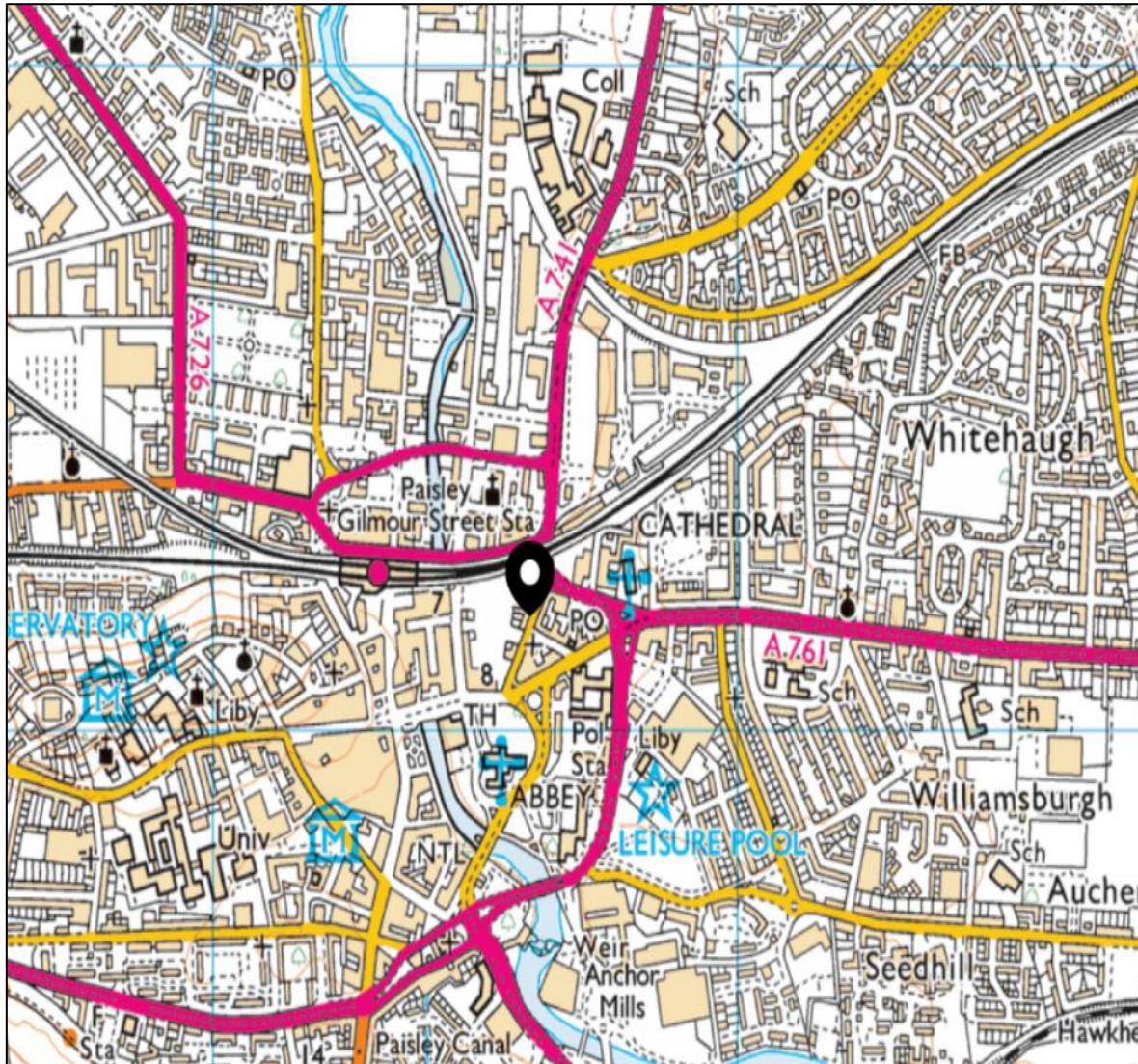
| 0141 331 2807 – 07920 824408
| 0141 331 2807 – 07551 173132





Location

25 LAWN STREET, PASLEY, PA1 1HD



Paisley lies within the Renfrewshire Council area, approximately 9 miles west of Glasgow City Centre.

Paisley benefits from strong transport links with M77 Motorway providing direct vehicular access to Glasgow City Centre. Paisley Gilmour Street Train Station is also located less than a mile from the subject property and provides frequent services to Glasgow Central Station. The surrounding area is also well-served by numerous bus routes providing connectivity to areas such as Johnston, Renfrew and Barrhead. The subjects also benefits from being located within close proximity to Renfrew Road Retail Park, University of the West of Scotland and Paisley Town Hall.

The subjects are situated on Lawn Street, just off the A726 which acts as one of the main routes towards the M8 motorway. The subjects form part of an established retail parade with nearby occupiers including Morrisons Bed Centre, Threadbear and Taste Buds Takeway and Dine In



[CLICK HERE FOR LOCATION](#)



Description

25 LAWN STREET, PASLEY, PA1 1HD



The subjects comprise of a ground floor former pub/restaurant, forming part of a larger three storey tenement building with residential dwellings on the upper floors. The property benefits from a dedicated pedestrian entrance via Lawn Street.

Internally, the subjects comprise of an open plan dining area which can sit approximately 20 covers. The dining area is complimented by a dedicated bar located to the front of the premises. The subjects benefit from a mixture of carpet and vinyl floor coverings with light fittings located on both walls. A dedicated kitchen area, W/C facilities and ample storage can be found to the rear.

The property benefits from having an existing alcohol license in place, permitting the sale of alcoholic beverages to take place until 12 midnight from Sunday to Thursday and until 1am on Friday and Saturday. Further information is available via the link below for some further information.

<https://licensingregister.renfrewshire.gov.uk/premLicDetails.aspx?l=PREM/142&p=242>

ACCOMMODATION

	SQM	SQFT
Accommodation	125.82	1,354
TOTAL	125.82	1,354

The above floor areas have been provided on a Gross Internal Floor Area basis, in accordance with the RICS Code of Measuring Practice (6th Edition).



Floor Plan

25 LAWN STREET, PASLEY, PA1 1HD



Plans are for indicative purposes only



Rent

Our client is inviting offers in excess of £12,500 p.a. on the basis of a full repairing and insuring lease.

SALE PRICE

Our client is inviting offers for their heritable interest in the subjects.

RATEABLE VALUE

The subjects are currently entered into the Valuation Roll at a rateable value of £12,000. The rate poundage for 2024/2025 is 49.8p to the pound. As such, incoming tenant may benefit from 100% rates relief via the Small Business Bonus Scheme.

ENERGY PERFORMANCE CERTIFICATE

A copy of the energy performance certificate can be provided to interested parties.

VAT

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

J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. Published: April 2025

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction. The incoming tenant/purchaser will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, if applicable.

PLANNING

We understand that the property has Planning Consent for its existing use. The property may suit alternative uses subject to obtaining all necessary planning consents. It will be incumbent upon any tenant/purchaser to satisfy themselves in this respect.

Get in Touch

For further information or viewing arrangements please contact the sole agents:



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ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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