



37 Causeyside Street, Paisley, PA1 1YL

Prime Commercial Thoroughfare

- Substantial Frontage
- Class 1 Consent
- 2,356sq ft
- Busy Thoroughfare
- Rent: o/o £19,000p.a.
- Sale: Offers Invited

**LOCATION**

The property is located on the East side of Causeyside Street, South of its junction with Johnston Street and North of its junction with Canal Street within Paisley's town centre. Causeyside Street is Paisley's secondary commercial area with a number of commercial occupiers along with residential dwellings above and within the surrounding area. Public transport links are within close proximity with a number of bus stops and Paisley Canal St Station within 5 minutes walk.

Surrounding occupiers are a mixture of national and local status. Some examples include Cancer Research UK, Subway and Greggs. The town is also home to the University of the West of Scotland which has a current student number of around 14,730 students, thereby adding to the town's footfall and potential customer base.

**PROPERTY**

The property comprises a substantial retail premises at ground floor level within a larger 4 storey traditional mixed use tenemental development surmounted by a pitched roof. Benefitting from a substantial glazed frontage the property offers multiple display windows with access gained via double aluminium framed and glazed doors.

Internally the property is presented in a primarily open plan layout with perimeter counters, partitions have been erected to the rear to form store room, workshop, w.c. facilities, office and staff area.

**AREA**

The property has been measured on a net internal area basis and calculated to extend to the following floor area;

Ground: 218.88sqm (2,356sq ft)





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## RENT

The Property is available on a new full repairing and insuring head lease for a negotiable term for o/o £19,000p.a.

## SALE

Offers Invited

## V.A.T

Prices quoted are exclusive of V.A.T

## E.P.C.

A copy of the E.P.C. will be made available for any interested party

## TITLE

Available on request

## LEGAL

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

## TSA Property Consultants

162 Buchanan Street  
Glasgow, G1 2LL

**Jas** - 07810 717229 (jas@tsapc.co.uk)

**Will** - 07581 396092 (will@tsapc.co.uk)

**General** - 0141 237 4324 (info@tsapc.co.uk)

## 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.