

# FULLY REFURBISHED RETAIL UNITS



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BEAUTS

Health & Beauty

PAISLEY · PIAZZA CENTRE · PA1 1EL



#### FULLY REFURBISHED RETAIL UNITS

## LOCATION

Paisley is Scotland's largest town with a population of 85,000 and a catchment of over 1 million within a 70 mile radius. The subjects occupy an excellent location within the town's premier retail destination, Piazza Shopping Centre.

The subject properties are located within the prime section of the mall whilst also being situated directly opposite Gilmour Street Station, the main train station for the town. Occupiers within the centre include New Look, Superdrug, Carphone Warehouse, Warren James, Costa Coffee and Card Factory.

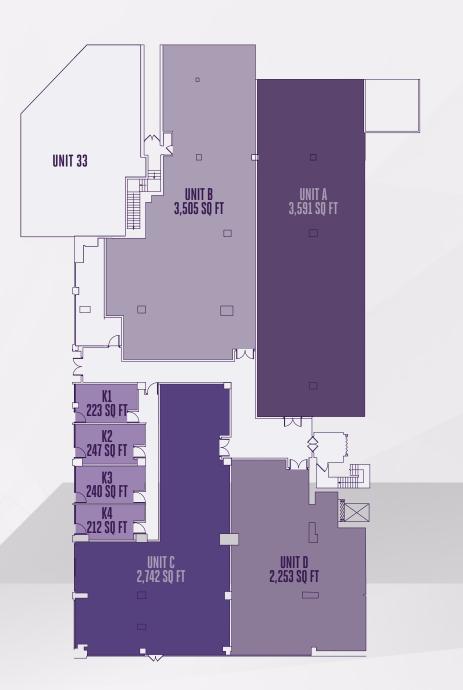




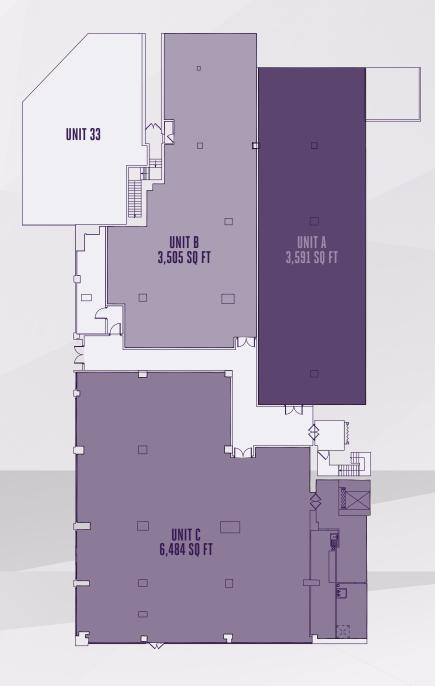
### ACCOMMODATION

Unit	Option 1 Layout	Option 2 Layout
А	3,591 sq ft (333.63 sq m)	3,591 sq ft (333.63 sq m)
В	3,505 sq ft (325.68 sq m)	3,505 sq ft (325.68 sq m)
С	2,742 sq ft (254.74 sq m)	6,484 sq ft (602.47 sq m)
D	2,253 sq ft (209.31 sq m)	

**OPTION 1** 









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LEASE

The subjects are available on a new full repairing and insuring lease for a term to be agreed.





The units will be re-assessed following sub-division works.

EPC

To be re-assessed following the sub-division works.



DATE OF ENTRY

By arrangement.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred during the transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land and Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

### VIEWING

All viewings are strictly by prior arrangement with EYCO.



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The Agents for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of the intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and 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 the Agents has any authority to make or give any representations or warranty whatever in relation to this property. Date of publication May 2019.