

TO LET

Unit 4 The Piazza Centre
Paisley PA1 1DY

- ▶ Prominent retail unit in the heart of the scheme
- ▶ Subject to Vacant Possession
- ▶ Ground floor: 1,038 sq ft; first floor: 948 sq ft
- ▶ Rent offers of £35,000 pa invited



LOCATION

Scotland's largest town with a population of 85,000 and a catchment of over 1 million within a 70-mile radius.

The Piazza Shopping Centre is situated in the heart of Paisley's town centre off the High Street, between Gilmour Street and Smithhills Street, next to the train station.

The property occupies an excellent location within the town's premier retail destination, The Piazza Shopping Centre. Nearby retailers include **Bonmarché, New Look, Boots, Superdrug, Iceland, Costa, The Works** and **Peacocks**.

ACCOMMODATION

The unit is comprised over ground and first floor extending to the following approximate net internal floor areas:

| | | |
|--------------|-------------|------------|
| GROUND FLOOR | 1,038 SQ FT | 96.4 SQ M |
| BASEMENT | 948 SQ FT | 88.1 SQ FT |
| TOTAL | 1,986 SQ FT | 184.5 SQ M |

PLANNING

We have been verbally advised by the Local Planning Authority that the subjects currently benefit from Class 1 consent and can therefore be used for Retail Use. Interested parties are advised to speak directly to the Local Planning Authority.

LEASE

The subjects are available on the basis of a new lease for a term to be agreed.

RENT

Offers of **£35,000 per annum** exclusive are invited.

RATING

We have been verbally advised by the Rates Authority that the rateable value of the subjects with effect from 1 April 2023 is **£13,000**. (Each new occupier has the right of appeal against this figure).

Based on the basic property rate of 49.8p, this rateable value will result in an estimated rates liability in financial year 2023/24 of **£6,474**.

SERVICE CHARGE

For the current year (2022/2023) the service charge payable is estimated at **£11,192** per annum.

ENERGY PERFORMANCE CERTIFICATE

A copy of the full report can be provided on request.

DATE OF ENTRY

By arrangement.

LEGAL COSTS

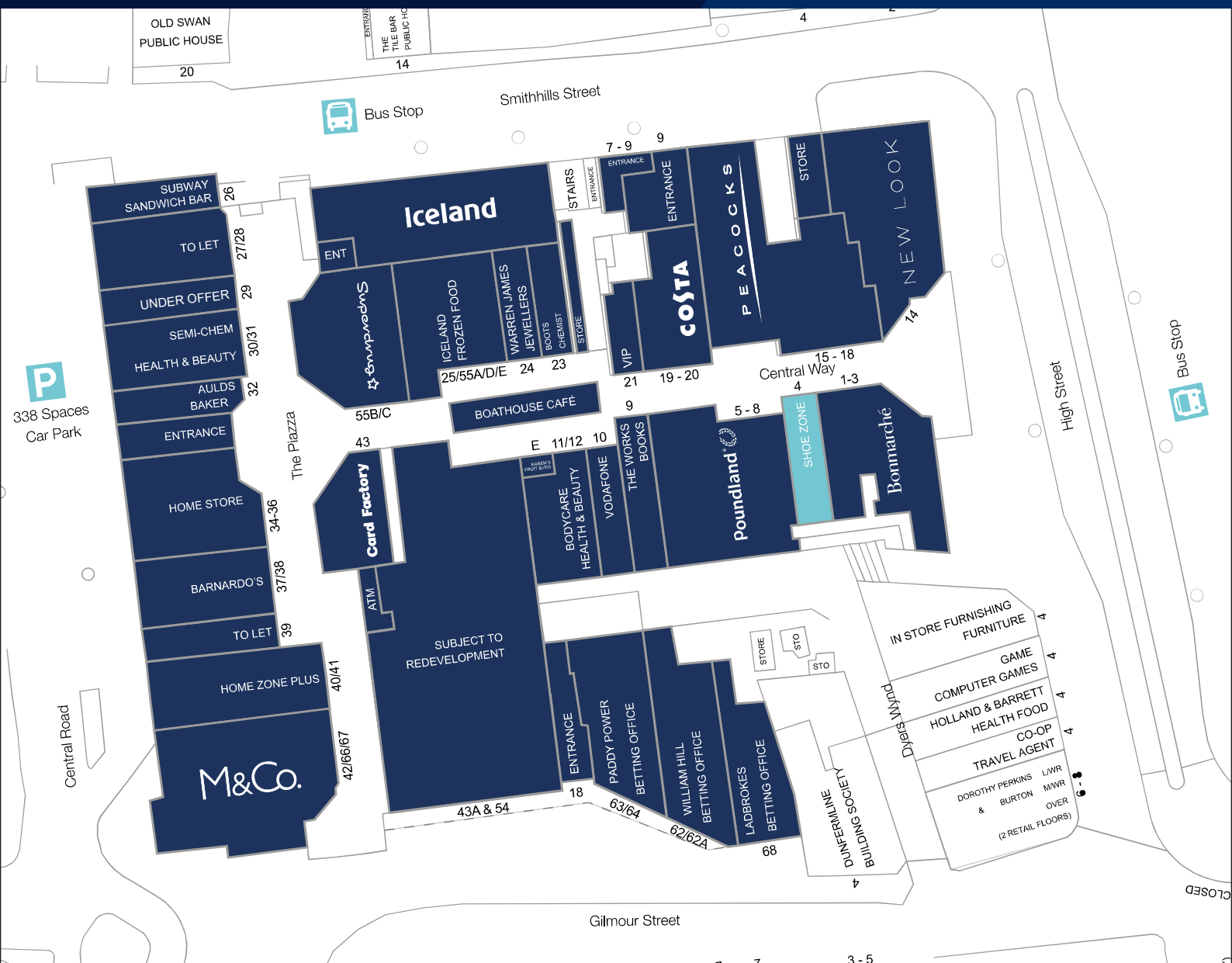
Each party to be responsible for their own legal costs incurred during the transaction. For the avoidance of doubt the incoming tenant will be responsible for Land and Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

VIEWING

All viewings are strictly by prior arrangement with EYCO on 0131 226 2641.

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