

TO LET

Unit 29 Piazza Shopping Centre
Paisley PA1 1HZ

- ▶ Prominent retail unit
- ▶ Ready for immediate occupation
- ▶ 1,130 sq ft
- ▶ Rent £30,000 pa



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 property occupies an excellent location within the town's premier retail destination, Piazza Shopping Centre.

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Nearby retailers include **Boots**, **Subway**, **Superdrug**, **Card Factory**, **Iceland** and **Semi-Chem**.

ACCOMMODATION

The unit is arranged over ground floor and extends to the following approximate net internal floor areas:

GROUND FLOOR	1,130 SQ FT	105.0 SQ M
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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 by way of new lease for a term to be agreed.

RENT

Offers of **£30,000** 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 **£12,750**. (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 **£6,349.50**.

SERVICE CHARGE

The current annual service charge is **£7,753**.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating = G

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

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

TO LET

Unit 34-36 Plaza Shopping Centre
Paisley PA1 1EL



GET IN TOUCH



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