



# TO LET

## Mall Café, The Piazza Paisley PA1 1EL

- Prime mall café / snack bar
- Subject to vacant possession
- 100% rates relief
- 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 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, Piazza Shopping Centre. Nearby retailers include **Boots**, **Superdrug**, **Card Factory**, **Iceland**, **Semi-Chem**, **Costa** and **Peacocks**.

### Accommodation

The ground floor mall space extends to the following approximate net internal floor areas:

Ground Floor	1,350 sq ft	(125.4 sq m)
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### Planning

We have been verbally advised by the Local Planning Authority that the subjects currently benefit from restricted (Class 3 Sui Generis) consent and can therefore be used for café / snack bar use. Interested parties are advised to speak directly to the Local Planning Authority.

### Lease

The subjects are available on the basis of a new full repairing and insuring lease.

### 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 2017 is **£950**. (Each new occupier has the right of appeal against this figure).

Based on a rate poundage of 49p this rateable value will result in an estimated rates liability in financial year 2020/21 of **£446**.

### Service Charge

For the current year (2020/2021) the service charge payable is estimated at **£7,104** per annum.

### 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

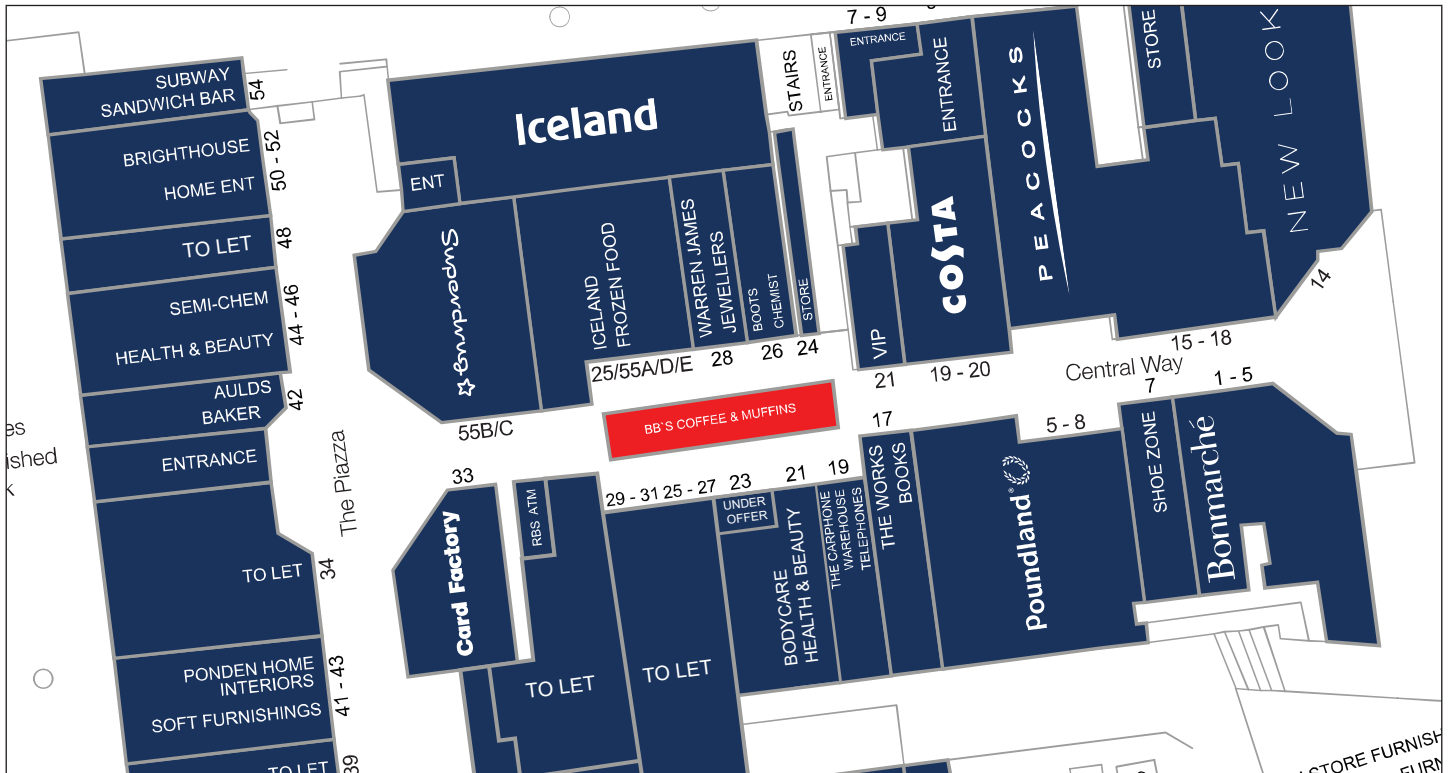
All viewings are strictly by prior arrangement with EYCO on 0131 226 2641.

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CHARTERED SURVEYORS

## Mall Café, The Piazza, Paisley PA1 1EL



### Get in touch



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