

TO LET

Unit 34-36 Piazza Shopping Centre
Paisley PA1 1EL

- ▶ Prime retail unit
- ▶ New FRI lease
- ▶ Ground floor 3,441 sq ft
- ▶ Rent on application



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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Occupiers within the centre include **Superdrug, Poundland, Warren James, New Look** and **Card Factory**.

ACCOMMODATION

The unit is arranged over ground and basement levels and benefits from rear servicing. We calculate the unit extends to the following approximate net internal floor areas:

GROUND FLOOR	3,441 SQ FT	319.7 SQ M
BASEMENT	780 SQ FT	72.5 SQ M
TOTAL	4,221 SQ FT	392.2 SQ M

LEASE

The subjects are available by way of new lease for a term to be agreed.

RENT

On application.

RATING

We have been verbally advised by the Rates Authority that the rateable value of the subjects with effect from 1 April 2023 is **£22,500**. (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 **£11,205**.

SERVICE CHARGE

The current annual service charge is **£25,839**.

ENERGY PERFORMANCE CERTIFICATE

Available 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

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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AR/JH/PAS196 - Date of publication: 9 November 2023

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