







TO LET

Unit 37/38 Piazza Centre
Paisley PA1 1EL

-  Prominent large retail unit
-  Double frontage
-  Ground floor: 2,292 sq ft, basement: 1,455 sq ft
-  Rent £50,000 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 Piazza Shopping Centre, the town's premier retail destination. Nearby retailers include **Subway, Boots, Superdrug, Card Factory, Vodafone, Iceland, Semi-Chem, Costa** and **Peacocks**.

Accommodation

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

Ground Floor	2,292 sq ft	(212.9 sq m)
Lower Ground Floor	1,455 sq ft	(135.1 sq m)
First Floor	3,747 sq ft	(348.1 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 full repairing and insuring lease.

Rent

Offers of **£50,000 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 **£39,000**. (Each new occupier has the right of appeal against this figure).

Based on the basic property rate of 49.0p, this rateable value will result in an estimated rates liability in financial year 2021/22 of **£19,110**.

Service Charge

For the financial year 2020/2021 the service charge payable is estimated at **£19,914** per annum.

Energy Performance Certificate

EPC 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 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 on 0131 226 2641.

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CHARTERED SURVEYORS

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Get in touch



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