

Office, High Street Retail, Retail - In Town

TO LET / FOR SALE

TSA Property Consultants



43 Causeyside Street, Paisley, PA1 1YL

Paisley Town Centre Corner Retail / Office | 1,518sq ft | Walk In Condition | Available Immediately | Rent
£19,000p.a. / Sale £185,000

Summary

Tenure	To Let / For Sale
Available Size	1,518 sq ft / 141.03 sq m
Rent	£19,000 per annum
Price	£185,000
Rateable Value	£13,750
EPC Rating	Upon enquiry

Key Points

- Prime Corner Location
- Situated on Busy Thoroughfare
- Ground Floor
- Return Frontage
- 1,518sq ft
- Rent: £19,000p.a.
- Price: £185,000

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Summary

Available Size	1,518 sq ft
Rent	£19,000 per annum
Price	£185,000
Rateable Value	£13,750
VAT	Not applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	Upon enquiry

Description

The property comprises a ground floor corner commercial unit set within a larger traditional sandstone tenemental development. The property benefits fro a return frontage onto Johnston Street. Internally the property benefits from laminated timber flooring with recessed spots within the suspended acoustic tile ceiling. The rear of the property offers storage & preparation room with partitioned w.c. facility.

Location

The property is located on the East side of Causeyside Street, South of its junction with Johnston Street and North of its junction with Canal Street within Paisley’s town centre.

Causeyside Street is Paisley’s secondary commercial area with a number of commercial occupiers along with residential dwellings above and within the surrounding area.

Public transport links are within close proximity with a number of bus stops and Paisley Canal St Station within 5 minutes walk.

Surrounding occupiers are a mixture of national and local status. Some examples include Cancer Research UK, Subway and Greggs. The town is also home to the University of the West of Scotland which has a current student number of around 14,730 students, thereby adding to the town’s footfall and potential customer base.

Video

- Video Tour - <https://www.youtube.com/watch?v=KEQnzlT87TU&feature=youtu.be>



Viewing & Further Information



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TSA Property Consultants

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PROPERTY

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AREA

141sqm (1,518sq ft)



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Situated on Busy Thoroughfare

RENT

The property is available on a full repairing and insuring head lease for a negotiable term for £19,000p.a

SALE

The property is available on a freehold basis for £185,000

V.A.T.

Figures quoted exclusive of V.A.T.

VIEWING

Available on request

LEGAL

Each party shall bear their own legal costs incurred in the transaction

TSA Property Consultants

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Anti-Money Laundering

TSA Property Consultants are regulated by HMRC in its compliance with the UK Money Laundering under the 5th Directive of the Money Laundering Regulations, effective from 10th January 2020, as property agents we are obliged to undertake AML diligence for both parties involved in a transaction. As such, personal and or detailed financial and corporate information might be required before any terms are agreed or any transaction can conclude.

Property Misdescription Act 1991:

The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change out with our control. When we are advised of any change we will inform all enquiries at the earliest opportunity.