

TO LET
RETAIL PREMISES
37.71 sq m (406 sq ft)



11 Hairst Street
RENFREW
Glasgow
PA4 8QU

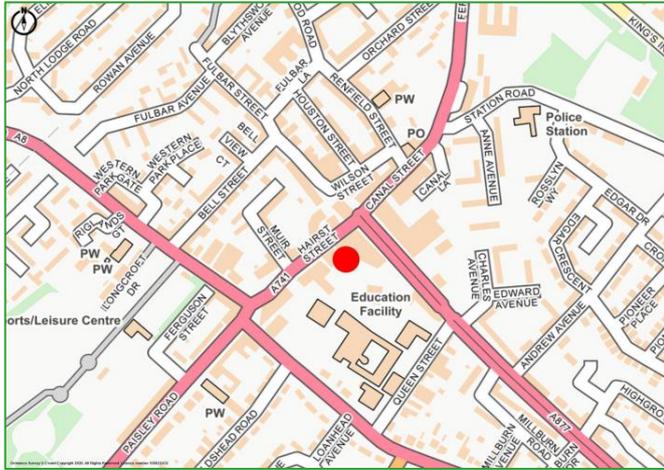
Mid-terraced retail premises located within the heart of Renfrew town centre

- **new FRI lease available**
- **internally provides open plan retail space to the front with storage accommodation to the rear**
- **eligible for 100% rates relief under the small business bonus scheme**
- **on-street parking provided**
- **neighbouring occupiers included Rowlands Pharmacy, Bet Fred and Semi-Chem**

11 HAIRST STREET RENFREW



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Location

Renfrew is located approximately 7 miles west of Glasgow city centre and approximately 2 miles north of Paisley within the Renfrewshire local authority region and has a population in excess of 20,000.

More specifically the subject property is located within the heart of Renfrew town centre on the south side of Hairst Street, just a short distance west of its junction with High Street where neighbouring occupiers include Rowlands Pharmacy, Bet Fred and Semi Chem together with a number of local traders.

Description

The subjects comprise mid-terraced ground floor retail premises forming part of a larger tenement building.

Externally the subjects benefit from a modern aluminium framed shopfront with adjacent pedestrian access door.

Internally the subjects provide open plan retail accommodation to the front with storage accommodation to the rear. A WC is found in the close.

Accommodation

We have measured the subjects in accordance with the RICS Code of Measuring Practice (Sixth Edition) and calculate a net internal area of;

37.71 sq m (406 sq ft)

Asking Terms

The subjects are available by way of a new FRI lease at a rental of £6,500 per annum.

Rateable Value

The subjects are entered in the Valuation Roll with a Rateable Value of £5,400. Under the small business bonus scheme some occupiers may benefit from 100% rates relief.

VAT – no vat is payable on the rent.

EPC – available upon request.

Viewing

By appointment through sole agents, Gerald Eve LLP

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Tel. 0141 227 2375



Conditions under which these particulars are issued

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