

## TOWN CENTRE OFFICE/ POTENTIAL DEVELOPMENT OPPORTUNITY

> NIA: 289 sq m (3,111 sq ft)

> Town Centre Location

> Office accommodation over two floors

> Redevelopment opportunity (subject to planning)

> Prominent corner position

> Rent £22,000 PAX

> Price reduced from £200,000 to  
£185,000

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# TO LET/FOR SALE

## 7 CAUSEYSIDE STREET, PAISLEY, PA1 1UW

**CONTACT:** Adam Honeyman MA (Hons) MRICS, [a.honeyman@shepherd.co.uk](mailto:a.honeyman@shepherd.co.uk), 0141 331 2807, [www.shepherd.co.uk](http://www.shepherd.co.uk)



## LOCATION

The subjects are situated upon the corner of Causeyside Street and Forbes Place within the centre of Paisley Town Centre.

Causeyside Street is a main arterial route through the town of Paisley which carries a high volume of daily passing traffic and a high amount of pedestrian footfall.

Surrounding occupiers comprise a mix of national multiple retailers and niche independents/sole traders including William Hill, Farmfoods, Co-Op, Marks and Spencer and Cancer Research UK. The Paisley centre is adjacent to the subject property.

Paisley is Scotland's largest town with a resident population of approximately 76,000.

Paisley is located approximately 7 miles west of Glasgow and benefits from excellent transport links via the M8 motorway and main line rail network. Paisley Gilmour Station is within close proximity which serves Glasgow City Centre as well as the Clyde Coast. Glasgow International Airport is also located within approximately two miles of the subjects.

The town is 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. The town is also the administrative hub for the council district and home to Renfrewshire Council's HQ.

## DESCRIPTION

The property comprises an attractive 3 storey building of traditional construction and is spread over first and second floor. The ground floor of the building is under separate ownership.

The subjects are accessed from Causeyside Street via a secure entry door system leading to an internal staircase to the upper levels. Given the internal layout, the first and second floor could be let separately to different tenants. Each floor provides a mix of open plan and cellular office space with designated WC facilities located on each floor landing.

Each suite benefits from a number of large window units which allows a high degree of natural daylight into the subjects.

Given the internal layout and location of the property, the subjects may lend themselves to a possible redevelopment opportunity, subject to obtaining the necessary planning consents.

## ACCOMMODATION

ACCOMMODATION	SqM	SqFt
1 <sup>st</sup> Floor	152	1,636
2 <sup>nd</sup> Floor	137	1475
<b>TOTAL</b>	<b>289</b>	<b>3,111</b>

The above measurements were taken on site and in accordance with the RICS code of measuring practice (6<sup>th</sup> edition).

**For further information or viewing arrangements please contact the sole agents:**

**Shepherd Chartered Surveyors** 1441 Cumbernauld Road, Stepps, G33 1AN, 0141 331 2807  
Adam Honeyman MA (Hons) MRICS, a.honeyman@shepherd.co.uk

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### RENT

Our client is seeking offers of £22,000 per annum exclusive of VAT.

### RATING

The premises are entered in the current valuation roll as follows:

First floor - £12,000

Second floor - £9,600

### EPC

A copy of the energy performance certificate can be provided to seriously interested parties.

### VAT

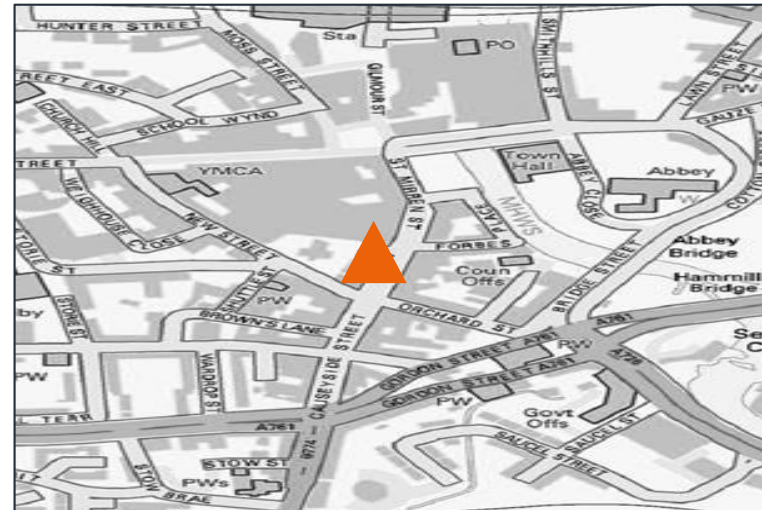
Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

### LEGAL COSTS

Please note that each party is responsible for their own legal costs relative to the transaction.

### ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase before the transaction can proceed.



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