

# TO LET

## Retail Unit

📍 22 Hairst Street,  
Renfrew, PA4 8QY

- 🌐 Rare opportunity to lease
- 🌐 Main road frontage
- 🌐 Prominent location
- 🌐 Busy thoroughfare
- 🌐 Rates exempt
- 🌐 No VAT

**kirkstone**  
PROPERTY CONSULTANCY

[www.kirkstoneproperty.com](http://www.kirkstoneproperty.com)



Viewing by appointment with the sole letting agents;

Kirkstone Property Consultancy  
Suite 2/3, West George Street, Glasgow, G2 1BP

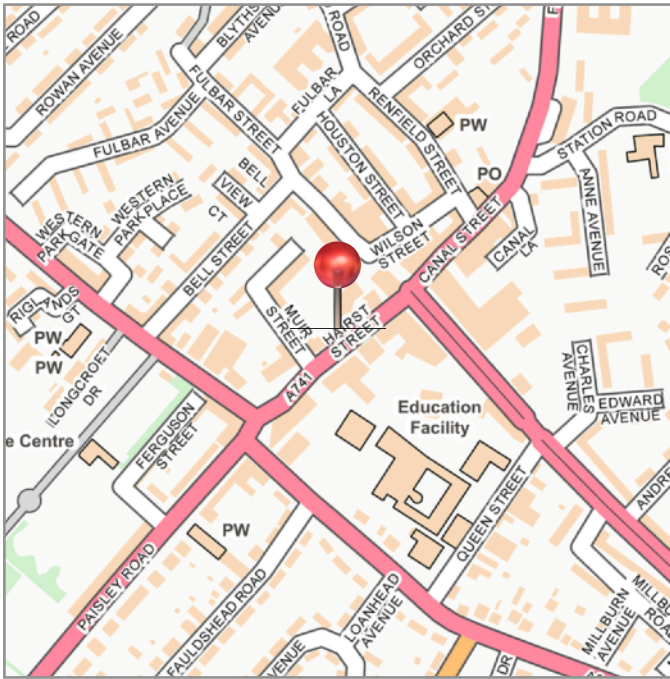
0141 291 5786



## Location

Renfrew is the former county town of the historic county of Renfrewshire, situated 3 miles northeast of Paisley and 5 miles west of Glasgow and is highly accessible with direct links to the A8 and Junction 26 of the M8 Motorway.

The property is located on the north side of Hairst Street, a short distance to the west of the junction with High Street, Renfrew in a predominantly commercial area of the town. Surrounding occupiers include Nisa Local, Greggs, Bank of Scotland, Piccolo Mondo and Domino's Pizza. Braehead Shopping Centre, Glasgow International Airport and the Renfrew Ferry are all within 10 minutes drive. Frequent Bus services operate on Hairst Street.



## Description

The property comprises a masonry building arranged over three floors, with commercial space at ground floor level forming the subjects and residential accommodation on two floors above. The roof is pitched and covered in tiles.

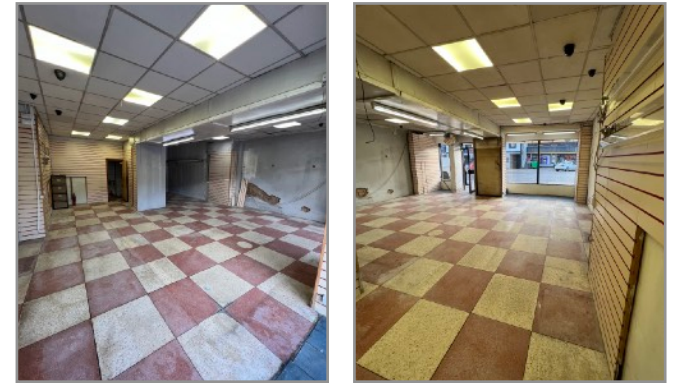
The property is accessed via a single aluminium framed and glazed door. Internally, there is a large open retail space which is rectangular in shape. To the rear there is a small kitchenette and staff welfare facilities. The floor throughout is terrazzo. The walls are covered in plaster/paint and the ceilings are of suspended tile which incorporate led box lighting. There is no gas supply to the property and space heating is provided electrically.



## Accommodation

The property provides the following accommodation and approximate floor areas:

Floor	Accommodation	NET INTERNAL AREA	
		sq m	sq ft
Ground	Retail space	64.45	694



The above areas have been calculated on a Net Internal Area basis in compliance with the RICS Code of Measuring Practice (6th edition).

## Lease Terms

The subjects are available to lease on full repairing and insuring basis, for a term to be agreed, at a rent of £14,500 per annum. Full quoting terms are available upon request.

## Particulars

Rateable Value	£10,000
EPC	Available upon request
VAT	Not payable
Legal Costs	Each party responsible for their own

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