

TO LET

High Quality Office Premises

NIA: 243.22 SQM (2,618 SQFT)

Benefits From A High Quality Existing Fit-Out

Situated on Busy Thoroughfare Within Paisley Town Centre

Suitable For A Variety Of Uses (Subject To Planning)

No VAT Payable

Extensive Prominent Glazed Frontage

Rent: OIEO £35,000 per annum



[CLICK HERE FOR A VIRTUAL TOUR!](#)



27 HIGH STREET, PAISLEY, PA1 2AF

CONTACT:

Calvin Molinari BSc (Hons) MRICS
Fraser McDonald BSc (Hons)

c.molinari@shepherd.co.uk
fraser.mcdonald@shepherd.co.uk

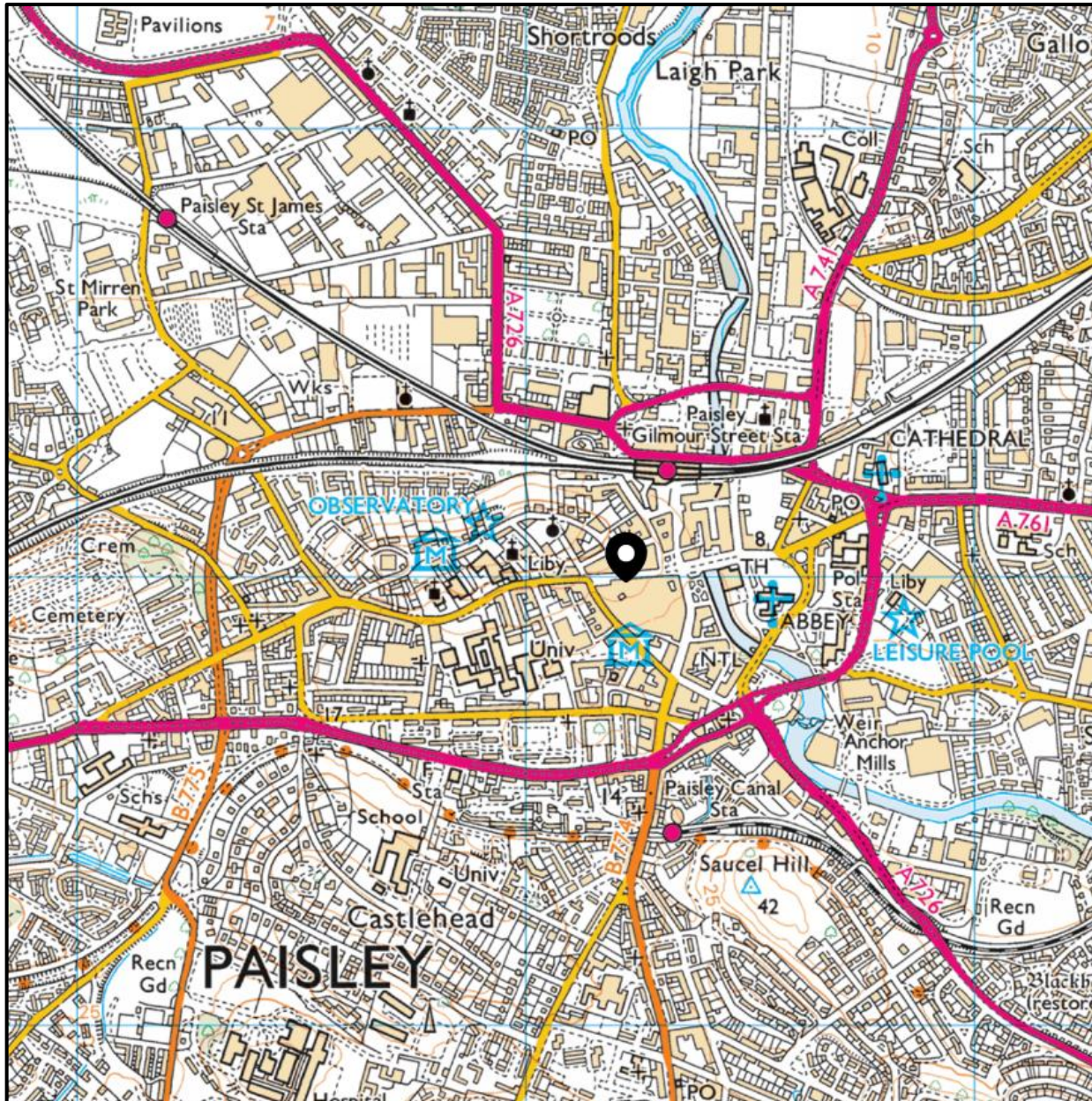
| 0141 331 2807 – 07920 824 408
| 0141 331 2807 – 07551 173 132





Location

27 HIGH STREET, PAISLEY, PA1 2AF



The subjects are situated in Paisley, located approximately 7.2 miles south-west of Glasgow City Centre, held within the Renfrewshire Council District.

Paisley benefits from strong transport links with Glasgow Road located nearby, providing access to the M8 Motorway and Glasgow City Centre. Paisley Gilmour Street Train Station is located approximately 0.2 miles from the subject property and offers frequent services into Glasgow Central Station.

Paisley also benefits from the ongoing “Vision for Paisley Town Centre” with Renfrewshire Council planning to generate the town centre offering new leisure, hospitality and retail opportunities by 2030. Further information is available in the report below:

[Vision for Paisley Town Centre 2030](#)

More specifically, the subjects occupy a prominent position on High Street which acts as the primary retailing throughfare in Paisley. The surrounding area benefits from many local and national occupiers including JD Wetherspoons, Specsavers, Santander Bank, Pepe’s JD Sports, Greggs and Bank of Scotland.

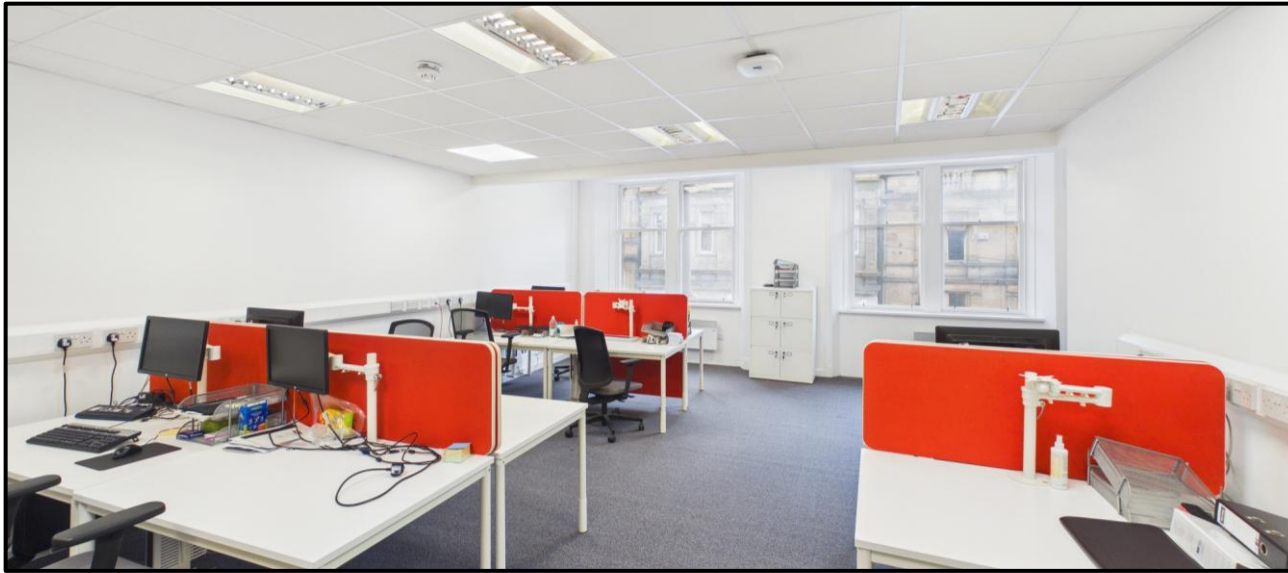


[CLICK HERE FOR LOCATION](#)



Description

27 HIGH STREET, PAISLEY, PA1 2AF



The subjects comprise of a mid terraced premises spanning across four floors. The property benefits from dedicated pedestrian access incorporated within a large glazed frontage onto High Street.

Internally, the subjects consist of mostly uniform office suites on all floors. The ground floor benefits from a high quality fit-out with a carpet floor covering and a suspended tiled ceiling with LED panelled lighting throughout. This is further complimented by a partitioned meeting room, a kitchen/prep area and W/C provision.

The upper floors, accessible via an internal stairwell to the rear, offer similar high quality open plan office space. Each floor benefits from a kitchen prep area and W/C provisions. Network cabling and additional power sockets have been installed throughout the premises, providing occupiers with a ready-to-use office environment. The property is also understood to benefit from a three-phase power supply, further enhancing its suitability for a range of business uses.

ACCOMMODATION

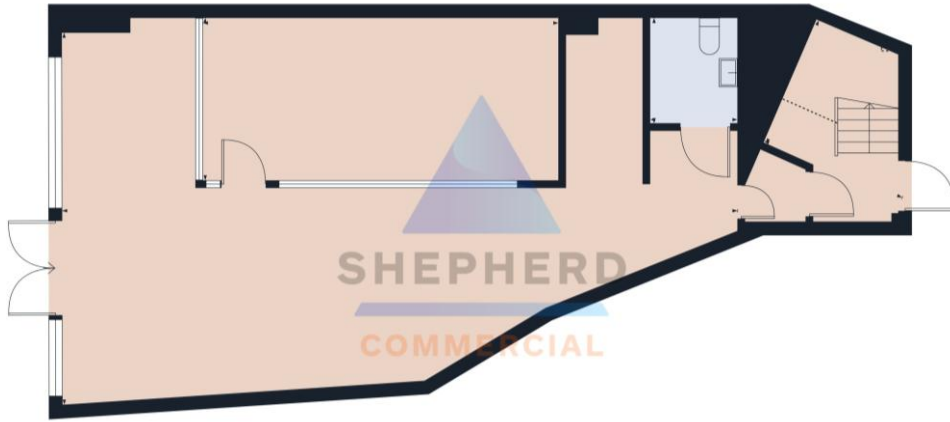
	SQM	SQFT
Ground Floor	71.35	768
First Floor	72.09	776
Second Floor	62.80	676
Third Floor	36.98	398
TOTAL	243.22	2,618

The above floor areas have been calculated on a Net Internal Floor Area basis, in accordance with the RICS Code of Measuring Practice (6th Edition).

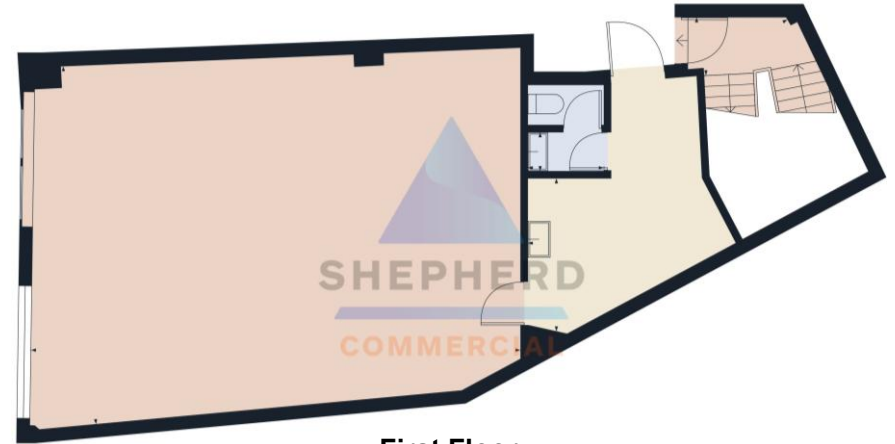


Floor Plans

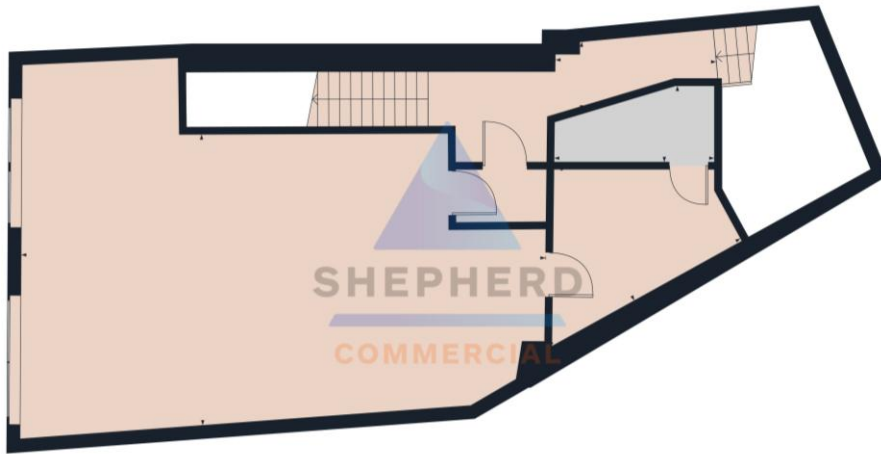
27 HIGH STREET, PAISLEY, PA1 2AF



Ground Floor



First Floor



Second Floor



Third Floor

Floor Plans Are For Indicative Purposes Only



RENT

Our client is seeking offers in excess of £35,000 per annum on the basis of fully repairing and insuring lease terms.

PLANNING

We understand that the property benefits from Class 4 Planning Consent. The property may suit alternative uses subject to obtaining all necessary planning consents. It will be incumbent upon any incoming tenant to satisfy themselves in this respect.

VAT

The premises has not been elected for VAT.

RATEABLE VALUE

The subjects are currently entered into the Valuation Roll at a Rateable Value of £9,400. The rate poundage for 2026/27 is 48.1p to the pound. The subjects may benefit from 100% Rates Relief via The Scottish Government's Small Business Bonus Scheme

ENERGY PERFORMANCE CERTIFICATE

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

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction. The incoming tenant will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, if applicable.

Get in Touch

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



Calvin Molinari

c.molinari@shepherd.co.uk
M: 07920 824408



Fraser McDonald

Fraser.mcdonald@shepherd.co.uk
M: 07551 173132

Shepherd Chartered Surveyors

2nd Floor, Afton House, 26 West Nile Street,
Glasgow, G1 2PF

t: 0141 331 2807



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.

shepherd.co.uk