

# Ryden

## TO LET

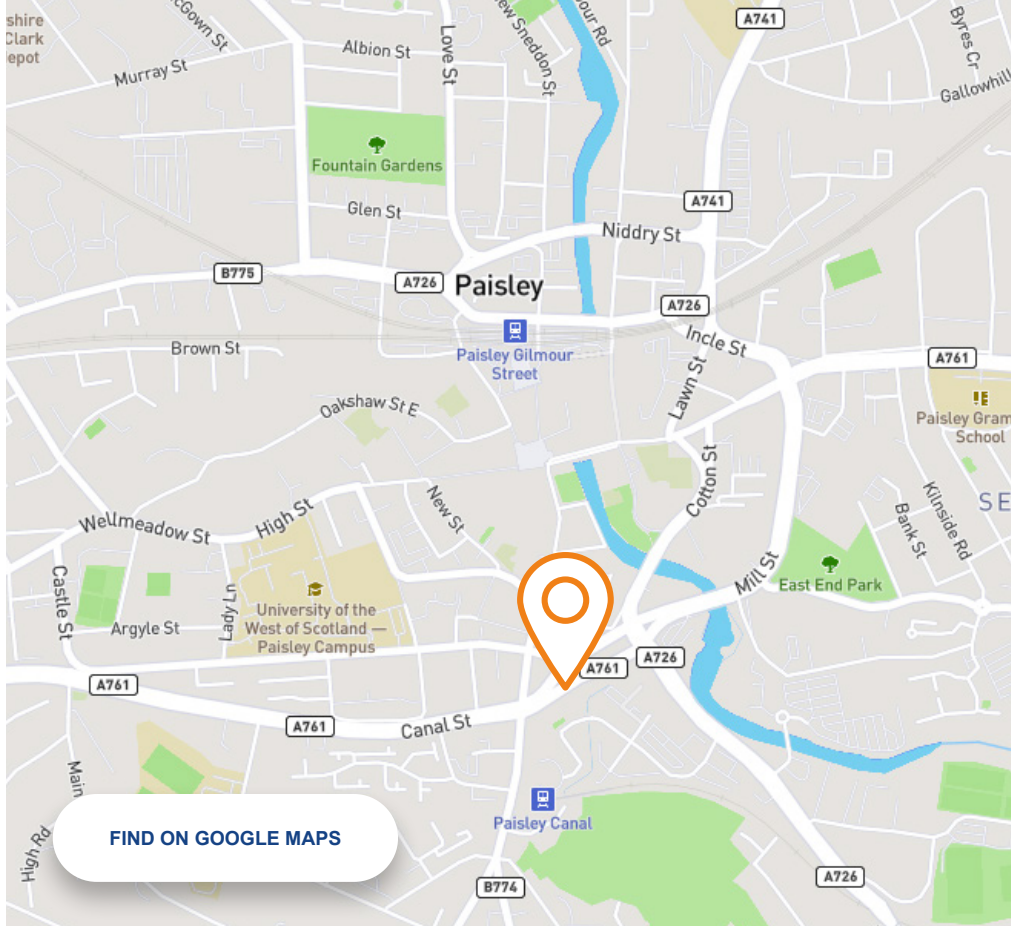
RETAIL PREMISES (CLASS 1A)  
54 SQ M (581 SQ FT)



**8 GORDON STREET  
PAISLEY  
PA1 1XE**

**RETAIL UNIT ARRANGED  
OVER GROUND & BASEMENT  
AVAILABLE IMMEDIATELY  
NO VAT PAYABLE  
OFFERS OVER £10,000  
PER ANNUM**

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## LOCATION

8 Gordon Street is located in the heart of Paisley Town Centre, 8 miles west of Glasgow City Centre.

The subjects benefit from excellent transport links with Paisley Canal Station within walking distance as well as a number of bus routes providing easy access to Glasgow City Centre.

## DESCRIPTION

The subjects comprise a retail unit arranged over ground and basement. The ground floor has a sales area to the front with a further sales area/office to the rear.

The basement offers a WC as well as a kitchenette and further office/storage space.

## ACCOMMODATION

The subjects have the following approximate areas:-

| DESCRIPTION  | SQ M | SQ FT |
|--------------|------|-------|
| GROUND FLOOR | 32   | 339   |
| BASEMENT     | 22   | 242   |
| TOTAL        | 54   | 581   |

## RENT

Offers over £10,000 per annum.

## LEASE TERMS

The subjects are available on a new Full Repairing and Insuring basis.

## EPC

Available upon request.

## RV

The subjects are currently entered in the Assessor's Valuation Roll as having an RV of £4,700. The property is eligible for 100% rates relief through the Small Business Bonus Scheme.

## PLANNING

The subjects have a Class 1a (retail) use, however other uses may be considered subject to planning.

## ENTRY

Upon agreement.

## VAT

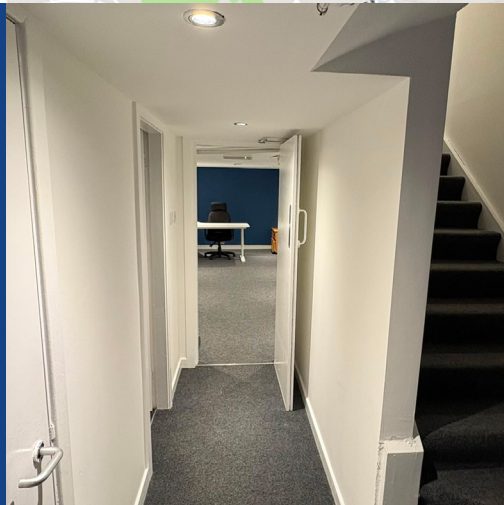
No VAT payable.

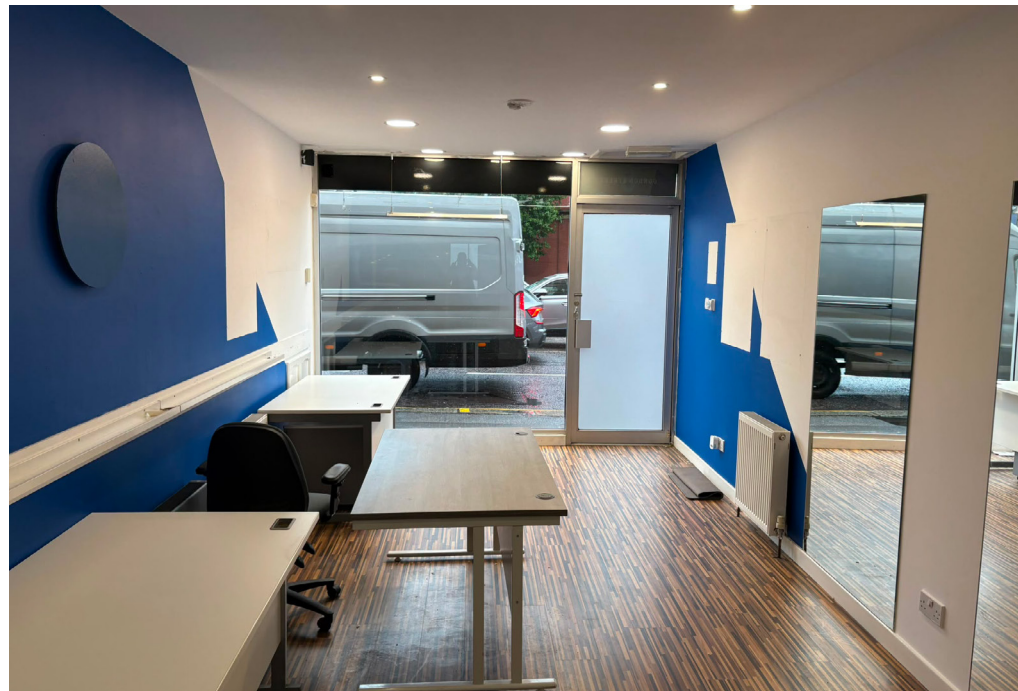
## LEGAL COSTS

Each party will be responsible for their own legal costs incurred, with the ingoing tenant being responsible for any Land & Buildings Transaction Tax, recording dues and VAT as applicable.

**EXCELLENT  
OPPORTUNITY  
IN PAISLEY  
TOWN CENTRE**

**54 SQ M  
(581 SQ FT)**







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PAISLEY  
PA1 1XE**

**TO LET**  
**RETAIL UNIT**  
**(CLASS 1A)**  
**54 SQ M**  
**(581 SQ FT)**

# GET IN TOUCH

Please get in touch with our letting agent for more details.

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