

Ryden

FOR SALE

**LIGHT INDUSTRIAL WITH
OFFICES, WORKSHOP, STORE
& SECURE YARD**

363.25 SQ M (3,910 SQ FT)



**10 LADY LANE
PAISLEY
PA1 2LJ**

TOWN CENTRE LOCATION

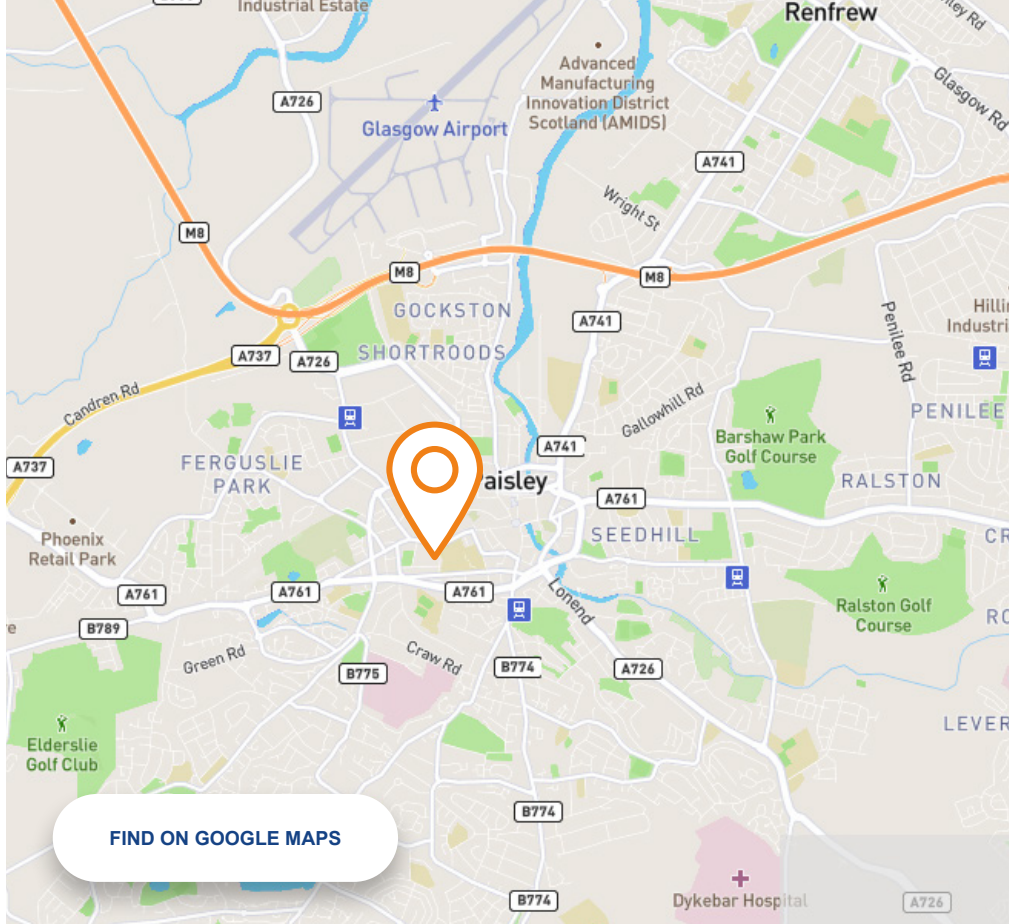
MODERN OFFICES

WORKSHOP & STORE

**YARD / CAR PARKING
AT REAR**

**OWNER OCCUPIER OR
INVESTMENT OPPORTUNITY**

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LOCATION

Paisley is a town with approximately 80,000 residents, located in the Renfrewshire local authority area. The subject property is located centrally within the town on Lady Lane, off High Street.

The University of the West of Scotland Paisley Campus is immediately adjacent to the subject property as well as a mix of commercial and residential occupiers in the immediate surrounding area. Amenities and public transport links are plentiful in the area surrounding the subjects.

DESCRIPTION

10 Lady Lane is of light industrial and office nature with associated yard. The office accommodation is set out over two storeys in the building at the front of the site, facing on to Lady Lane. There is another two storey building to the rear which is L shaped and comprises workshop/ storage space. The rear yard and workshop building are accessed via a covered passageway (2.7m high / 2.6m wide).

Internally the office building provides reception area, boardroom and private office rooms. The rear workshop provides basic workshop and storage accommodation.

The subjects benefit from 3 phase power and gas supply.

ACCOMMODATION

The subjects have the following approximate areas:-

DESCRIPTION	SQ M	SQ FT
TOTAL	363.25	3,910

PRICE

Offers over £210,000 are invited.

TERMS

Our client is seeking offers for the Heritable (Freehold) Interest.

EPC

Available upon request.

RV

The subjects have a Rateable Value of £13,500.

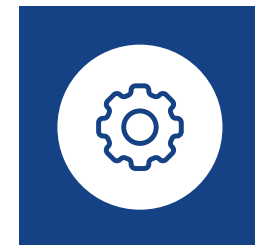
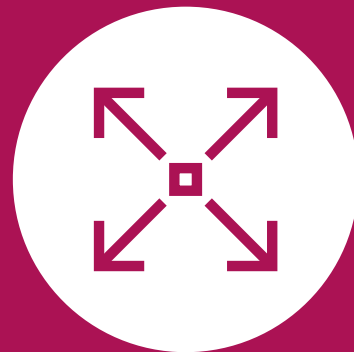
VAT

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchaser must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

LEGAL COSTS

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

**OWNER
OCCUPIER OR
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GET IN TOUCH

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

Tom Conway

T 07827 197 068

E tom.conway@ryden.co.uk

Ryden

33 Bothwell Street

Glasgow

G2 6NL

0141 204 3838

ryden.co.uk

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