

TO LET

12A High Street, Paisley, PA1 2BS



RETAIL UNIT

LOCATION

Paisley is the largest town in Scotland and is 10 miles west of Glasgow.

The town has a resident population of approximately 90,000 persons and a catchment population in excess of 250,000 within a 20 minutes drive time of the town centre.

The premises are located within the prime pedestrianised retail pitch of the High Street, directly opposite M&S Outlet and with other nearby retailers including WH Smith, Sports Direct, Lloyds Pharmacy and McDonald's.

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DESCRIPTION

The subjects comprise a ground floor retail unit within a 4 storey sandstone tenement building, providing the following approximate net internal areas and dimensions:

Gross Frontage	12' 2" (3.70m)
Shop Depth	36' 9" (11.2m)
Total Net Ground Floor Area	399 sq ft (37.07 sq m)

LEASE

Flexible lease terms are available.

RENT

£11,000 pa.

RATEABLE VALUE

RV £8,200.

EPC

Available on request.

VIEWING & FURTHER INFORMATION

Please contact the sole letting agent:



Stephen Gunn
205 St Vincent Street
Glasgow G2 5QD
0141 221 3500
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IMPORTANT NOTICE

Whilst every effort has been made to ensure accuracy, no responsibility is taken for any error, omission or mis-statement in these particulars which do not constitute an offer or contract. No representation or warranty is made or given either during negotiations or in particulars by vendor, lessors or the agent. All figures are exclusive of rates, service charge, VAT and all other outgoings. November 2019.