



**ALLIED
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SCOTLAND**

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FOR SALE

Mirren Chambers, 41 Gauze Street, Paisley PA1 1EX

- ✓ Residential Redevelopment Opportunity – 14 Flats
- ✓ Full Planning Permission Granted
 - ✓ Excellent Car Parking
 - ✓ Town Centre Location

Commercial Valuation | Agency | Investment Advice
Building Consultancy | Lease Renewals and Rent Review | Energy Reports



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LOCATION

Paisley is situated in Renfrewshire, 9 miles to the west of Glasgow and only 1 mile from both Glasgow International Airport and the motorway network. The town has excellent public transport infrastructure including a direct rail link to Glasgow city centre. It is the largest town in Scotland with a resident population of 75,000 or thereby, is the administrative centre for Renfrewshire Council and is home to the University of West of Scotland.

The property is located in Gauze Street close to its junction with Incle Street within the town centre. Gauze Street is an arterial route heading east towards the affluent residential areas of Barshaw Park and Ralston. The subjects sit a short distance to the east of the successfully redeveloped Arnotts Department Store, Abbey View, and are within a short walking distance of Paisley Abbey and its surrounding expansive public realm.

DESCRIPTION

The property comprises the upper floors of two interconnecting 5 storey blocks with feature balconies and a lift. The property includes extensive car parking with 22 spaces being allocated to this property. The ground floor commercial space doesn't form part of this sale.

PLANNING

Full planning permission has been granted to convert the subjects into 14 residential dwellings with associated parking. The development will comprise 11 x 2 bed, 2 x 3 bed and 1 x 1 bed apartments. Further details in relation to the planning consent 22/0747/PP granted 24 April 2024 can be found on the Renfrewshire Planning Portal.

The property sits immediately outside Paisley Town Centre Conservation Area and is not Listed.

All planning enquiries should be directed towards Renfrewshire Council Planning Department.

TENURE

Heritable Interest with outright ownership.

EPC

Available on request.

PRICE

Our client is inviting offers in excess of £450,000 for their heritable interest in this property.

OFFERS

In the normal Scottish form addressed to this office.

ACQUISITION COSTS

Each party shall be responsible for their own legal costs incurred in connection with the eventual purchaser liable for any Land Building and Transaction Tax (LBTT) and VAT thereon.

DATE OF ENTRY

To be mutually agreed.

ANTI-MONEY LAUNDERING

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on 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 any transaction can proceed.





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ACCOMMODATION SCHEDULE

UNIT	FLOOR	BEDS	GIFA (SqM)	GIFA (Sqft)
1A	First	2 Bed	60	646
1B	First	2 Bed + ES	73	786
1C	First	2 Bed	53	570
1D	First	2Bed	62	667
2A	Second	2 Bed	60	646
2B	Second	2 Bed + ES	73	786
2C	Second	2 Bed	53	567
2D	Second	2 Bed	62	667
3A	Third	1 Bed	48	517
3B	Third	2 Bed	63	678
3C	Third	2 Bed	53	570
3D	Third	2 Bed	45	484
4A	Fourth	3 Bed	90	969
4B	Fourth	3 Bed	95	1,023
TOTAL			890	9,577

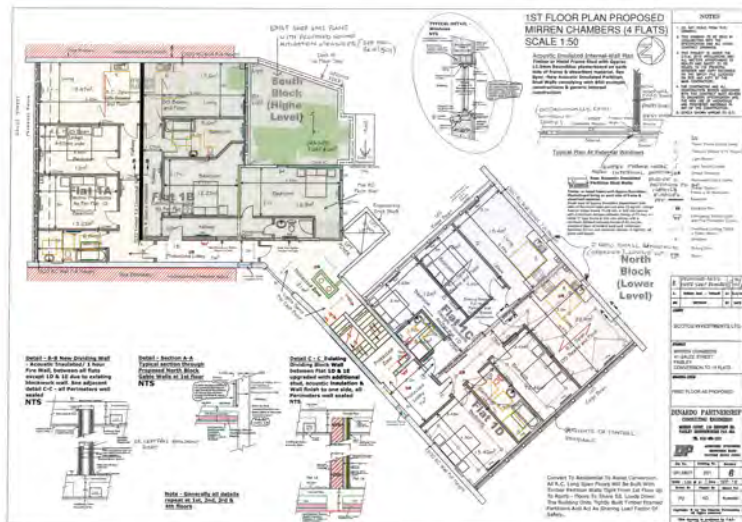
**ES - En Suite



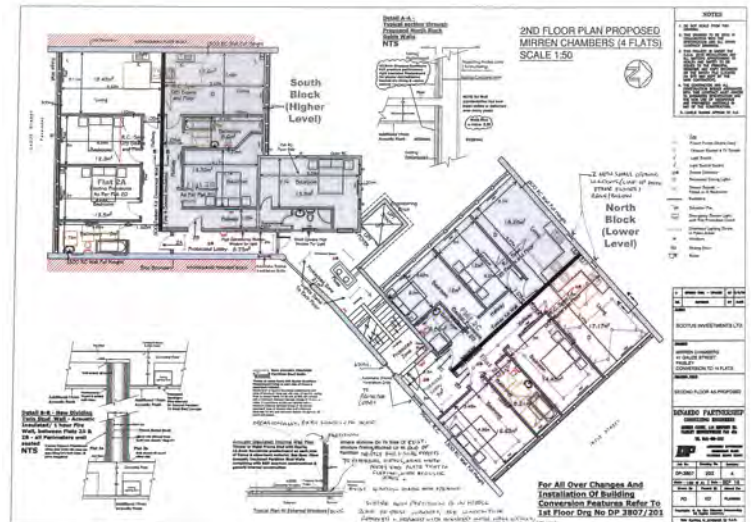
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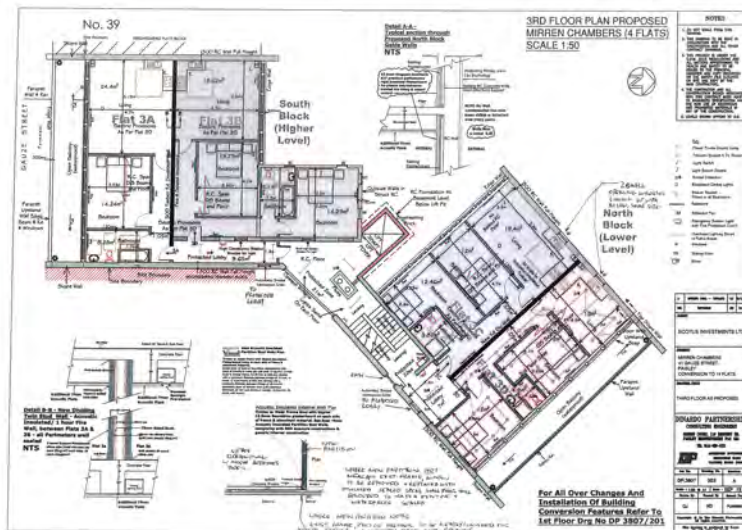
FIRST FLOOR



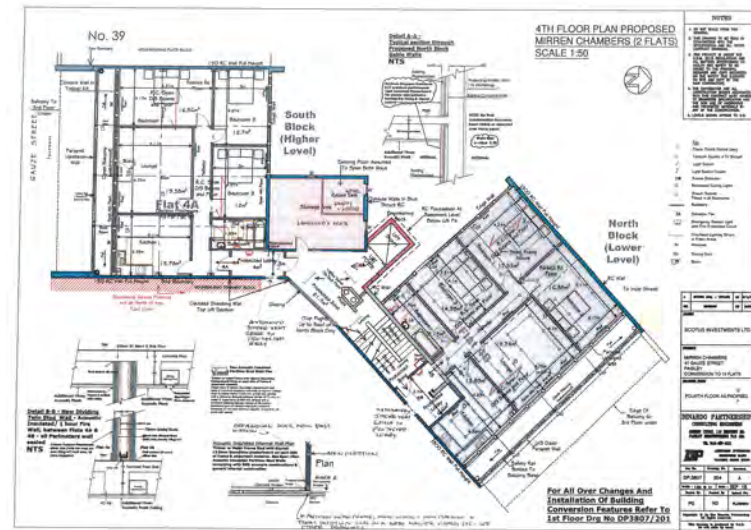
SECOND FLOOR



THIRD FLOOR



FOURTH FLOOR



VIEWING AND FURTHER INFORMATION

By appointment through the sole selling agent, Allied Surveyors Scotland Ltd

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