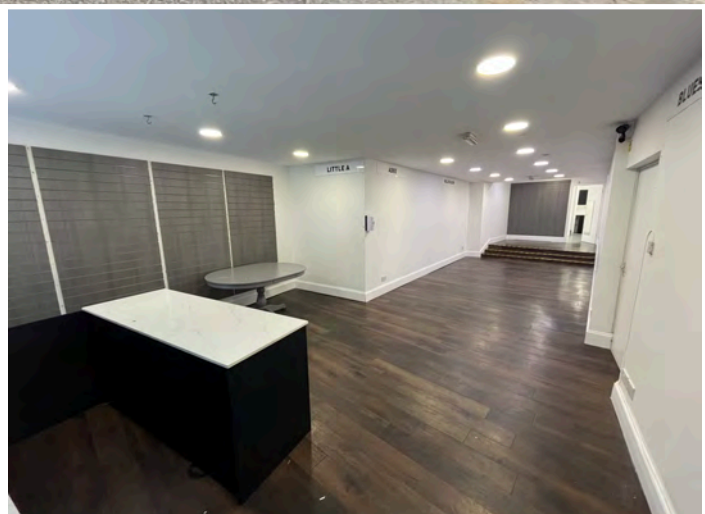




**ALLIED
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TO LET

56 Causeyside Street, Paisley PA1 1YW

- ✓ Established retail location with high traffic volume
 - ✓ Good on street car parking
- ✓ Attractive retail premises with electric security shutter
 - ✓ NIA – 71.16 sq m (766 sq ft)

[CLICK HERE FOR WALKTHROUGH](#)



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LOCATION

The property is located on the western side of Causeyside Street on an established parade between George Street to the north and the arterial A761 to the south. Causeyside Street is a principal thoroughfare providing access to and from Paisley town centre from the south and therefore the property is subject to heavy levels of vehicular traffic with good levels of on street parking and public car parking available in the area. The subjects form part of a settled parade with a variety of uses and occupiers. Paisley Canal Railway Station lies a short distance to the south along with several public bus stops in close proximity to the subject property on either side of Causeyside Street.

DESCRIPTION

The property comprises a well presented 1A retail premises that is contained on the ground floor of a three storey and attic mid-terraced building with residential dwellings occupying the upper floors and a further self contained retail premises on the ground floor. The unit continues into a section of a single storey extension to the rear.

The shop front has recently benefited from a refurbishment programme and therefore presents well with a large retail fascia ready for an incoming occupier's retail signage. A large display window provides excellent levels of natural light and is protected, along with the entrance, by an electric external security shutter. The unit itself benefits from a large main open plan retail area with good sized rear area providing additional space for storage or a staff area and staff toilet.

FLOOR AREA

We have calculated the net internal floor area of the property in accordance with the RICS Code of Measuring Practice (6Th Edition) at 71.16 sq m (766 sq ft) or thereby.

RENT

Quoting Terms on Application.

RATEABLE VALUE

According to the Scottish Assessor's website (www.saa.gov.uk) the subjects have a Rateable Value of £8,700 effective 1st April 2023. The uniform business rate for the current year is £0.498 pence in the pound.

Occupiers that qualify are therefore eligible to claim 100% non-domestic rates relief through the Small Business Bonus Scheme.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate Rating is B.

OFFERS

In the normal Scottish form addressed to this office.

COSTS

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

DATE OF ENTRY

To be mutually agreed.

ANTI-MONEY LAUNDERING

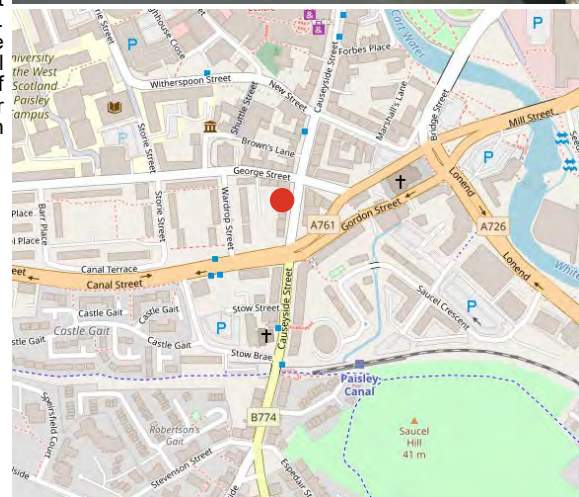
The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective 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.

VAT

Not applicable.

WALKTHROUGH

Click here for walkthrough.



VIEWING AND FURTHER INFORMATION

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

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