



## TO LET

1st Floor Office Suite, 11 Glasgow Road, Paisley PA1 3QS

- ✓ Attractive first floor rear office suite with dedicated car parking
- ✓ Excellent access to transport links and local amenities
- ✓ 80.84 sq m (870 sq ft)

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## LOCATION

The subjects are located within the town of Paisley in Renfrewshire, 9 miles west of Glasgow and only 2 miles from Glasgow International Airport. Paisley is the largest town in Scotland with a resident population of 75,000 or thereby and serves as the administrative centre for Renfrewshire Council.

The property is positioned on the northern side of Glasgow Road forming part of a terrace of similar traditional properties that are Category B Listed, Nos 3-19 (Odd) Glasgow Road, fronting onto what was originally known as Garthland Place, a short section of road running parallel to Glasgow Road accessed from Garthland Lane to the west and Greenlaw Avenue to the east. This is a mature mixed use location forming part of Greenlaw Conservation Area.

Glasgow Road forms part of the arterial A761 road connecting Paisley with the south west of Glasgow and the city centre, while its junction with the A726, the other principal thoroughfare in the area, lies to the immediate west. Paisley Gilmour Street railway station lies a short distance to the west with several public bus stops on Glasgow Road itself. The property therefore benefits from excellent transport links with free and metered on street parking and public car parking in the immediate and wider area.

## DESCRIPTION

The subjects comprise a rear facing office suite that is formed on the first floor of an attractive two-storey over lower ground mid-terrace Category B Listed townhouse that has been converted into office accommodation over the years with period features and dedicated car parking within private grounds positioned to the rear.

The suite enjoys use of communal kitchen and toilet facilities on the first floor with two dedicated car parking spaces.

## ACCOMMODATION

The suite comprises a large open plan office with smaller interlinked meeting room that extends to 80.84 sq m (870 sq ft) and benefits from excellent levels of natural light.

## RENT

Quoting rent on application.

## RATEABLE VALUE

According to the Scottish Assessor's website ([www.saa.gov.uk](http://www.saa.gov.uk)) the subjects have a Rateable Value of £6,400 effective 1st April 2023. The uniform business rate for the current year is £0.498 pence in the pound.

Occupiers may be eligible for 100% rates relief through the Small Business Bonus Scheme if the combined rateable value of all their business premises in Scotland is £35,000 or less.

## ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate rating is C.

## OFFERS

In the normal Scottish form addressed to this office.

## VAT

We have been advised that VAT is not applicable.

## LEGAL COSTS

Each party shall be responsible for their own legal costs incurred in connection with the eventual tenant liable for any Land and Buildings 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.



## VIEWING AND FURTHER INFORMATION

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

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**FINALIST**