



FOR SALE

17-17A Greenhill Road, Paisley PA3 1RN

- ✓ Car Wash Investment Opportunity
- ✓ Excellent transport links and passing trade
- ✓ 192.45 sq m (2,072 sq ft)
- ✓ Potential opportunity for owner occupiers



**ALLIED
SURVEYORS
SCOTLAND**

Tel. 0141 337 7575 X @Allied_Scotland
www.alliedsurveyorsscotland.com

LOCATION

The subjects are located in Paisley, the largest town in Scotland which is the administrative centre for Renfrewshire Council with a resident population of 75,000. It is positioned approximately 9 miles west of Glasgow and only 2 miles from Glasgow International Airport. It offers excellent road and public transport infrastructure including a direct rail link to Glasgow city centre. It is also home to the largest new university in the West of Scotland with a student registration in the region of 17,000.

The subjects are situated in an established mixed use area to the west of Paisley town centre forming part of what is understood to have been originally a much larger single industrial premises positioned to the west of Greenhill Road which has subsequently been subdivided.

Greenhill Road connects the B775 and A726 roads, arterial thoroughfares that link western Paisley to the town centre and the M8 motorway to the north. This location also benefits from nearby public bus stops while Paisley St James and Paisley Gilmour Street railway stations are within walking distance to the north west and east. The property is therefore well positioned to benefit from excellent transport links and passing trade.

DESCRIPTION

The subjects comprise a car wash investment opportunity incorporating a light industrial premises with associated yard that is let to a third party.

The property has been formed within a single storey section of what appears to have been originally a much larger industrial premises that has subsequently been redeveloped into smaller self contained units. The building sits at the rear of a level site of uniform shape with secure yard to the front of the workshop that benefits from two entrances providing direct level access from Greenhill Road.

ACCOMMODATION

The subject property comprises a main open plan workshop area that has been subdivided into two smaller sections with stud partitioning to provide two separate workshop areas with their own vehicle access point, toilet, office and staff area, although neither section is fully self contained. A further timber framed canopy has been formed in the yard.

TENANCY

The subjects are let to a third party private individual who is occupying on full repairing terms with an expiry date of the 31st of August 2028. Full details can be provided to seriously interested parties.

The lease has provision for a rolling landlord break option and therefore this opportunity may also appeal to owner occupiers.

FLOOR AREA

We calculate the Gross Internal Area of the property in accordance with the RICS Code of Measuring Practice (6th Edition) at 192.45 sq m (2,072 sq ft).

PRICE

Asking price on application.

RATEABLE VALUE

According to the Scottish Assessor's website (www.saa.gov.uk) the subjects have a Rateable Value of £10,000 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 B.

OFFERS

In the normal Scottish form addressed to this office.

VAT

We understand that the property is not VAT elected and therefore VAT will not be applicable.

ACQUISITION COSTS

Each party shall be responsible for their own legal costs incurred in connection with the eventual purchaser 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 selling agent, Allied Surveyors Scotland Ltd

Grant Strang MA (Hons) MRICS | Tel. 0141 337 7575
grant.strang@alliedsurveyorsscotland.com

Gregor Hinks BSc MRICS | Tel. 0141 337 7575
gregor.hinks@alliedsurveyorsscotland.com

