



**ALLIED
SURVEYORS
SCOTLAND**

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



FOR SALE

31 Wellmeadow Street, Paisley PA1 2EH

- ✓ Traditional self contained Class 1A retail premises
- ✓ Fronting onto busy junction within improving area to the west of Paisley town centre
- ✓ Qualifies for 100% relief from Non Domestic Rates
- ✓ 37.96 sq m (409 sq ft)

[CLICK HERE FOR VIRTUAL WALK THROUGH](#)

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



**ALLIED
SURVEYORS
SCOTLAND**

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

LOCATION

Paisley is situated in Renfrewshire, 9 miles from 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. Paisley is the largest town in Scotland with a resident population of 75,000 or thereby, is the administrative centre for Renfrewshire Council and home to University of West of Scotland.

The subjects hold a prominent position on the southern side of Wellmeadow Street directly opposite its junction with Well Street to the west of Paisley town centre in what is an improving mixed use location that is benefiting from a level of regeneration. Wellmeadow Street forms part of the principal road to and from the centre from this part of the town and merges into the principal High Street to the east. The subjects are therefore visible to the relatively heavy levels of passing vehicular traffic with free on street parking available in the area. As well as the excellent road links, the subjects also benefit from being situated within walking distance of Paisley Gilmour Street railway station and several public bus stops. Nearby local amenities include the University of the West of Scotland Paisley Campus and the Paisley Museum which is due to reopen shortly after a multi million pound refurbishment.

DESCRIPTION

The subjects comprise a traditional self contained Class 1A retail premises that forms part of the ground floor of a traditional three storey end terraced sandstone building with ornate period features. The unit continues into part of the ground floor of a two storey extension to the rear, the remainder of which provides access to the self contained flatted dwellings on the upper levels which are not included within this sale nor is the adjacent self contained retail premises that flanks a central pend. A recent planning application was approved for the construction of 3 residential mews within the rear grounds of the building.

The subjects until recently traded as the offices of a local firm of solicitors and therefore will likely appeal to likeminded businesses although would also suit a variety of alternative uses.

ACCOMMODATION

The subjects benefit from a main open plan retail area that has been subdivided in part with stud partitioning to form a typical layout for a firm of solicitors incorporating a main office cum reception area, general office, a private office, galley type tea prep area with a level of storage space, staff toilet a rear fire exit within the rear extension. The unit could easily be reconfigured, however, if required.

VIEWING AND FURTHER INFORMATION

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

Gregor Hinks BSc MRICS | Tel. 0141 337 7575

gregor.hinks@alliedsurveyorsscotland.com

Grant Strang MA (Hons) MRICS | Tel. 0141 337 7575

grant.strang@alliedsurveyorsscotland.com

FLOOR AREA

We calculate the net internal floor area of the property at 37.96 sq m (409 sq ft).

PRICE

Our client is seeking £50,000 for their heritable interest in the property.

RATEABLE VALUE

According to the Scottish Assessor's website (www.saa.gov.uk) the subjects have a Rateable Value of £3,200 effective 1st April 2026. The uniform business rate for the current year is £0.481 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 D.

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 and Buildings Transaction Tax (LBTT) and VAT thereon.

VAT

We have been advised that the property is not VAT elected and therefore understand that VAT is not payable.

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.

