



# TO LET

Unit 34-36 Piazza Shopping  
Centre, Paisley PA1 1EL

- Prime retail unit
- New FRI lease
- Ground floor 3,441 sq ft
- Rent on application

## Location

Paisley is Scotland's largest town with a population of 85,000 and a catchment of over 1 million within a 70 mile radius. The property occupies an excellent location within the town's premier retail destination, Piazza Shopping Centre.

Occupiers within the centre include **Superdrug, Poundland, Warren James, New Look** and **Card Factory**.

## Accommodation

The unit is arranged over ground and basement levels and benefits from rear servicing. We calculate the unit extends to the following approximate net internal floor areas:

Ground Floor Sales	3,441 sq ft	(319.68 sq m)
Basement	780 sq ft	(72.48 sq m)
Total	4,221 sq ft	(392.14 sq m)

## Lease

The subjects are available on the basis of a new 10 year full repairing and insuring lease subject to 5 yearly rent reviews.

## Rent

On application.

## Rating

We have been verbally advised by the Rates Authority that the rateable value of the subjects with effect from 1 April 2017 is **£53,000**. (Each new occupier has the right of appeal against this figure).

Based on a rate poundage of 49p, (plus large property supplement of 2.6p) this rateable value will result in an estimated rates liability in financial year 2019/20 of **£27,348**.

## Service Charge

The current annual service charge is £25,839.

## Energy Performance Certificate

Available on request.

## Date of Entry

By arrangement.

## Legal Costs

Each party to be responsible for their own legal costs incurred during the transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land and Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

## Viewing

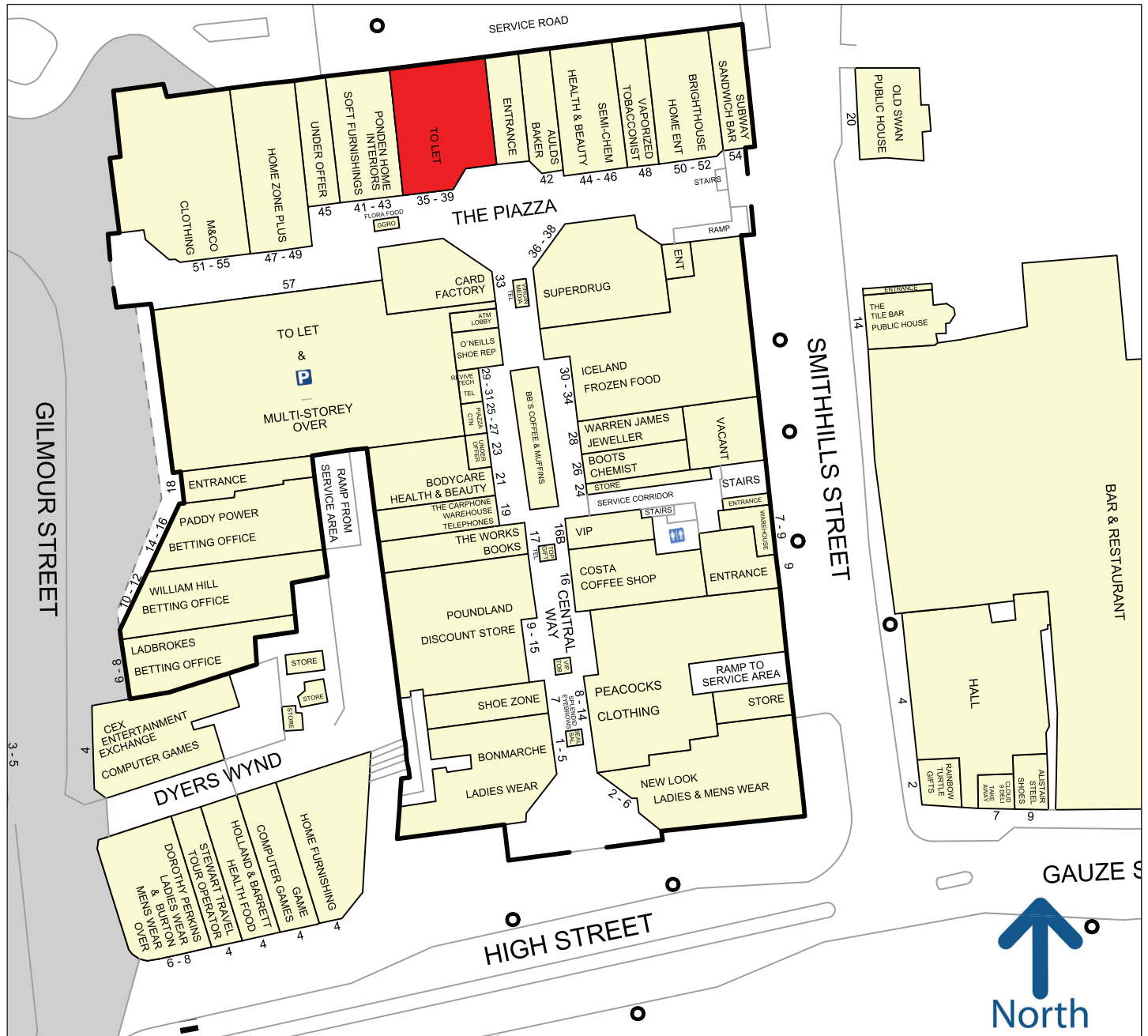
All viewings are strictly by prior arrangement with Eric Young & Co on 0131 226 2641.

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eric young & co

## Unit 34-36 Piazza Shopping Centre, Paisley PA1 1EL



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### Get in touch



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