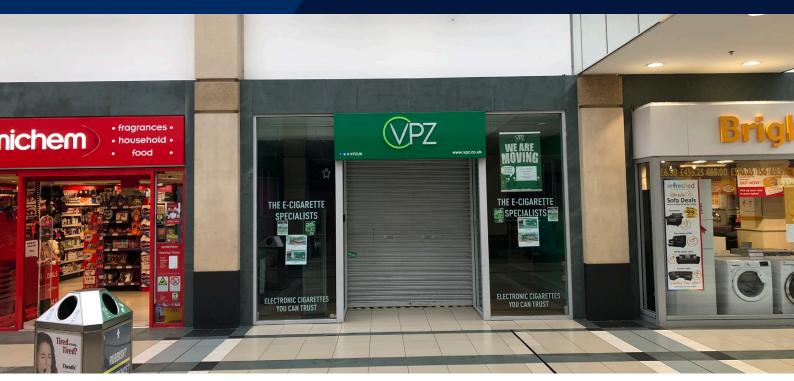
# TO LET

Unit 29 Piazza Shopping Centre Paisley PA1 1HZ

- Prominent retail unit
- Ready for immediate occupation
- 1,130 sq ft
- Rent £30,000 pa



#### **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.

The property occupies an excellent location within the town's premier retail destination, Piazza Shopping Centre.

Nearby retailers include **Boots**, **Subway**, **Superdrug**, **Card Factory**, **Iceland** and **Semi-Chem**.

## **ACCOMMODATION**

The unit is arranged over ground floor and extends to the following approximate net internal floor areas:

GROUND FLOOR 1,130 SQ FT 105.0 SQ M

#### PI ANNING

We have been verbally advised by the Local Planning Authority that the subjects currently benefit from Class 1 consent and can therefore be used for retail use. Interested parties are advised to speak directly to the Local Planning Authority.

# **LEASE**

The subjects are available by way of new lease for a term to be agreed.

#### **RENT**

Offers of £30,000 per annum exclusive are invited.

#### **RATING**

We have been verbally advised by the Rates Authority that the rateable value of the subjects with effect from 1 April 2023 is £12,750. (Each new occupier has the right of appeal against this figure).

Based on the basic property rate of 49.8p, this rateable value will result in an estimated rates liability in financial year 2024/25 of  $\bf £6,349.50$ .

# **SERVICE CHARGE**

The current annual service charge is £7,753.

# **ENERGY PERFORMANCE CERTIFICATE**

EPC Rating = G

# **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**

Viewings are strictly by prior arrangement with EYCO on 0131 226 2641.



# TO LET

# Unit 29 Piazza Shopping Centre Paisley PA1 1EL





# **GET IN TOUCH**



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