

TO LET

Unit 39 The Piazza Centre
Paisley PA1 1EL

- ▶ Prominent retail unit
- ▶ New FRI lease
- ▶ 1,794 sq ft
- ▶ Rent £25,000 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.

Occupiers within the centre include **M&Co, Perfect Home, Warren James, Ponden Home, Card Factory, Costa, Superdrug** and **Pep & Co.**

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	1,074 SQ FT	99.8 SQ M
BASEMENT	720 SQ FT	66.9 SQ FT
TOTAL	1,794 SQ FT	166.7 SQ M

LEASE

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

RENT

Offers of **£25,000 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 **£12,250**. (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 **£6,101**.

SERVICE CHARGE

The current annual service charge is £10,860.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating = D+

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 EYCO on 0131 226 2641.

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GET IN TOUCH



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