



TO LET

RETAIL UNIT

39 Hairst Street, Renfrew, PA4 8QU

Prominent unit within busy retail parade

Net Internal Area of 89.18 sq.m. (960 sq.ft.)

New FRI lease available

100% rates relief through Small Business Bonus Scheme, subject to occupier status.

Rental offers of £11,500 per annum are invited.

LOCATION

With a population of just over 20,000, Renfrew is located 3 miles north-east of Paisley and 5 miles west of Glasgow.

The property is located on the eastern side of Hairst Street, diagonally opposite Muir Street. Nearby traders include Deli, Semi-Chem, Enigma Hair Salon and others providing a good mix of traders.

DESCRIPTION

This shop forms part of a modern parade, two storeys in height, with a canopy over the frontages and a car park to the rear. Internally, the stairs lead to the upper floor, which is suitable for use as an office or storage.

The premises benefit from toilet facilities and a small kitchenette.

FLOOR AREA

We calculate the property to extend to the following Net Internal floor area:

Ground Floor: 89.18 sq.m. (960 sq. ft.)

RATES

Reference to the Assessor's website we note the subjects are entered in the current Valuation Roll with a Rateable Value of £10,500.

The unit benefits from 100% rates relief due to the Small Business Bonus Scheme, subject to occupier status.

Please note that a new occupier has the right to appeal the current assessment.

RENT

Our client is seeking rental offers of £11,500 per annum.

EPC

A copy of the Energy Performance Certificate is available upon request.

ENTRY

Entry is available upon completion of legal missives.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred during the transaction, with any land and buildings transaction tax and registration dues being paid by the ingoing tenant.

VIEWING & FURTHER INFORMATION

Strictly by prior arrangement with:-

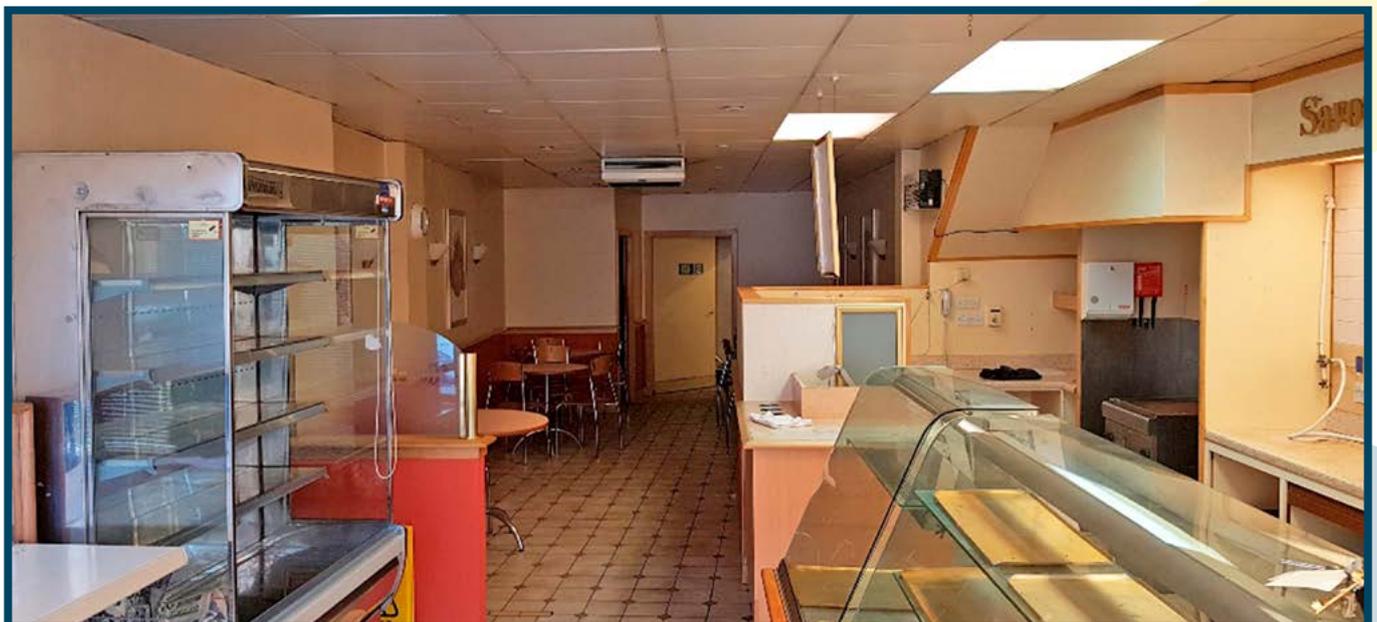
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REFERENCE

WSA1646



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