

# TO LET



## Offices with Parking

Paisley, 2nd Floor 45 High Street, PA1 2AH

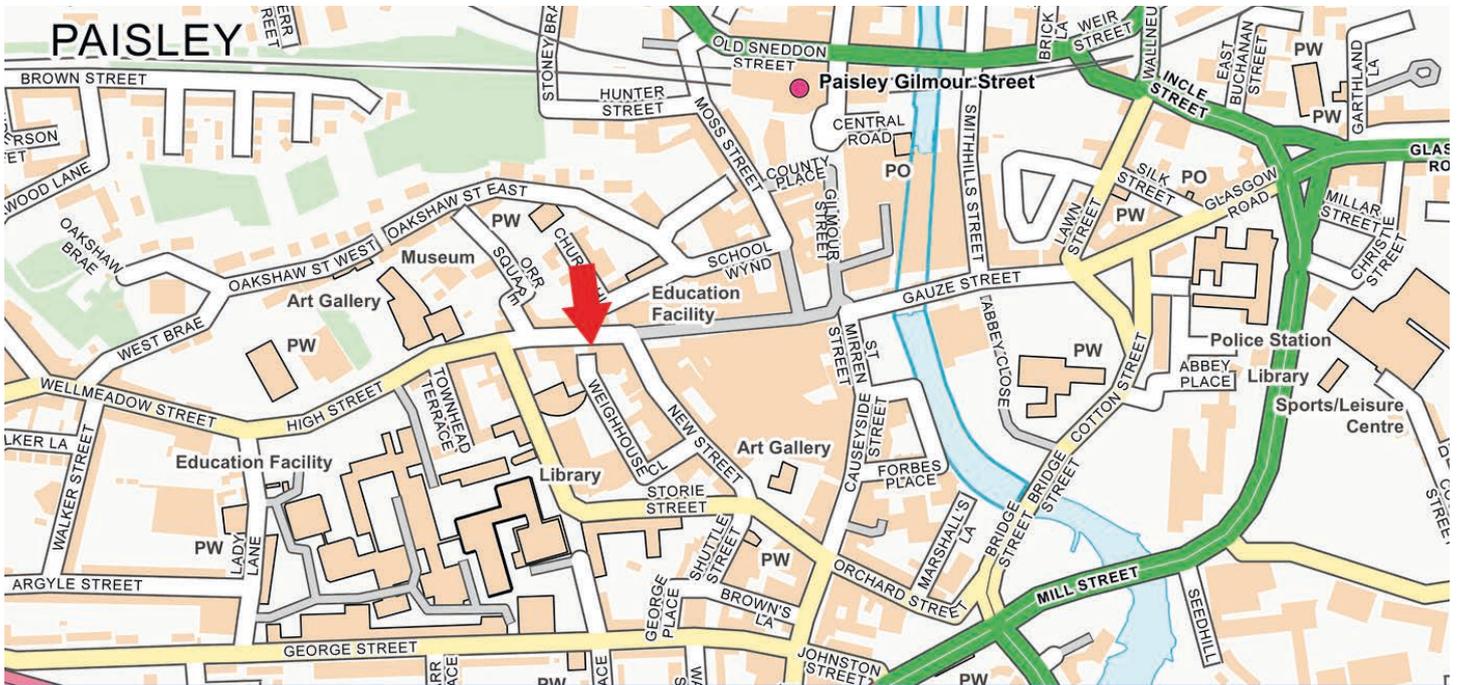
Net Internal Area: 142.88 sq m (1,538 sq ft)

- Recently Refurbished
- Close to University of Paisley Campus
- Offers in the region of £11,000 per annum



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## LOCATION

The property is located in a prominent position on Paisley High Street close to its junction with New Street and a short distance from the University of Paisley campus. Occupiers in the vicinity include Shelter, Save the Children and The Salvation Army.

The exact location can be seen on the above plan.

## DESCRIPTION

The subjects comprise 2nd floor offices forming part of the 2nd floor of a three storey building of brick/blockwork construction with a pitched and tiled roof.

Internally the offices are accessed from a communal stairwell and comprise an open plan office area with private offices accessed off of the main area. The suite benefits from a kitchen and two wcs.

The property has a shared car park at the rear.

## FLOOR AREAS

The subjects provide the following net internal floor areas, measured in accordance with the RICS Code of Measuring Practice (Sixth Edition)

Ground Floor      142.88 sq m      (1,538 sq ft)

## RENT

Offers in the region of £11,000 per annum.

## VAT

Any rent quoted is exclusive of VAT which may be applicable.

## RATING ASSESSMENT

The valuation role shows a rateable value of £9,300 with effect from 1st April 2017

The Uniform Business Rate for the year 2022/2023 is 49.8p in the £. Water and waste water rates are also payable.

## LEASE TERMS

The subjects are available on the basis of a new Full Repairing and Insuring Lease incorporating periodic rent reviews.

## ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of G.

Full documentation is available upon request.

## ENTRY

On conclusion of all legalities.

## LEGAL COSTS

Each party to bear their own costs in relation to the transaction. The incoming occupier will be responsible for payment of LBTT and registration dues if applicable.

## OFFERS / VIEWING

All offers should be submitted in writing to the joint agents who will also make arrangements to view.

## Contact:

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## Joint Agent

Gavin Anderson/Colette Brough

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## Contact

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