

SHOP TO LET

**29 COCHRAN STREET
PAISLEY
PA1 1JU**

Location

Paisley is one of the major towns within Scotland with a resident population of circa 85,000 persons located circa 10 miles from Glasgow City Centre. The town benefits from direct motorway links to Central Scotland to the Central Scotland motorway network.

The property occupies a prominent position within Cochran Street near to Glenburn Health Centre and the local bowling green. The area is primarily residential in nature benefiting from on-street car parking.

Description

The property occupies a ground floor retail unit within a traditional tenement building. There is toilet accommodation to the rear of the property.

Accommodation

From our measured inspection, the property extends to the following areas and dimensions:-

Gross Frontage:	21'	(6.4 m)
Net Frontage:	13'	(3.96 m)
Net Internal Area:	445 ft ²	(41.34 m ²)

Rent

Our client is seeking offers in the region of £5,250 per annum exclusive.

Lease Terms

The subjects are available on a lease for a period to be agreed on a full repairing and insuring basis with provision for regular rent reviews.

VAT

All prices, rents etc. are quoted net of VAT.



Rateable Value

The property is entered in the Valuation Roll as follows:-

Rateable Value (25/26) - £1,700

Energy Performance Certificate

A copy of the certificate can be provided upon request.

Legal Costs

Each party shall be responsible for their own legal costs.

Entry

Entry is available upon conclusion of legal missives.

Money Laundering Regulations

To comply with Money Laundering Regulations we are legally required to undertake due diligence on prospective purchasers/tenants which will include as a minimum proof of identity/address and funding. Applicable documentation will therefore be required on agreement of Heads of Terms.

Viewing/Further Information

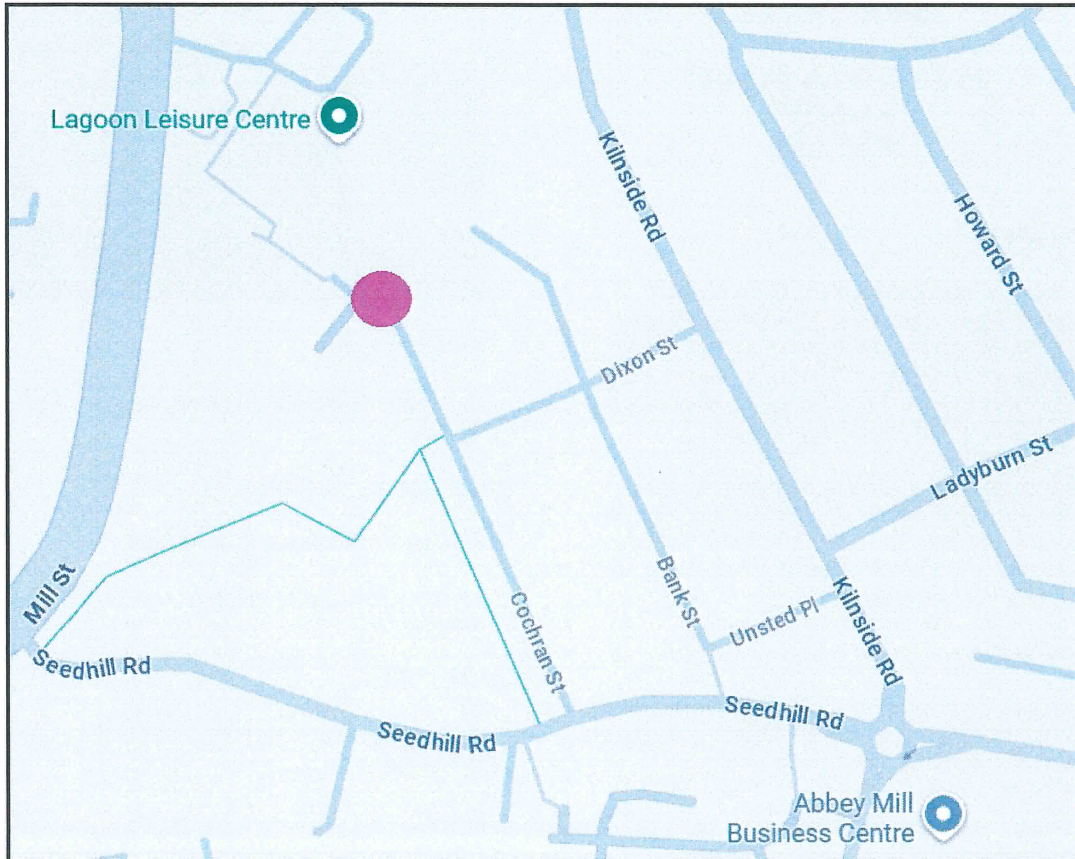
Access can be arranged through the letting agents:-

Whitelaw Baikie Figes

Tel: 0141 221 6161

Contact: Gavin Anderson
Email: gavin@wbf.co.uk

Location Plan



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The information contained within these particulars has been checked, and unless otherwise stated, is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outwith our control.

Whitelaw Baikie Figes for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract.
- ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them and are advised to do so.
- iii) no person in the employment of Whitelaw Baikie Figes has any authority to give any representation or warranty whatsoever in relation to this property.
- iv) all prices, rents and premiums quoted are exclusive of VAT at the current rate.
- v) any rateable values quoted have been supplied by reference to the relevant local rating authority. Interested lessees are advised to satisfy themselves as to their accuracy.