

**RETAIL UNIT  
TO LET**

**104 NEILSTON ROAD  
PAISLEY  
PA2 6EN**

**Location**

Paisley is the principal town within Renfrewshire lying approximately 9 miles west of Glasgow and has a resident population of circa 74,000 persons.

The unit occupies a prominent position on the west side of the busy Neilston Road, one of the main routes into Paisley town centre. There is on street car parking on Neilston Road.

**Description**

The property comprises a ground floor retail unit within a 4 storey building with residential on the upper floors.

**Areas & Dimensions**

The property extends to the following areas and dimensions:

Gross Frontage:	12' 8"	(3.85 m)
Net Frontage:	11' 3"	(3.40 m)
Net Internal Area:	198 ft <sup>2</sup>	(37.99 m <sup>2</sup> )

**Lease Terms**

The property is offered to the market on the basis of a new lease for a period to be agreed incorporating upward only rent reviews,

Our clients are inviting offers in the region of £5,000 per annum exclusive.

**VAT**

All terms are quoted net of VAT where applicable.

**Energy Performance Certificate**

An EPC has been commissioned, more details on request.



**Rates**

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

Description:	Shop
Rateable Value ('26/'27):	£2,400

The Rateable Value effective 1<sup>st</sup> April 2026 falls within the SBBS threshold for 100% relief for qualifying occupiers.

**Legal Costs**

Each party to be responsible for their own legal costs, with the ingoing tenant being responsible for LBTT.

**Entry**

On completion of legal formalities.

**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

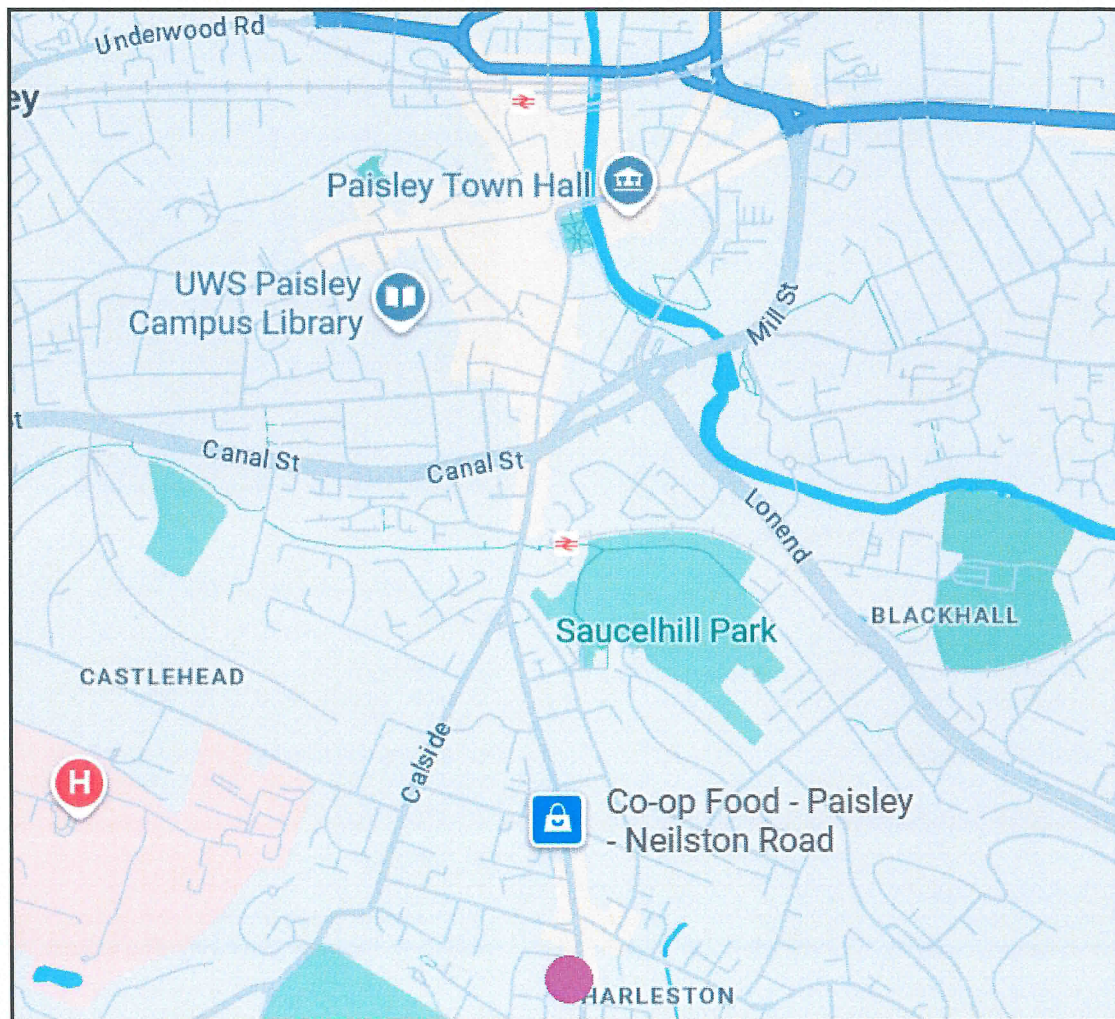
All appointments to view and further information will be available from the sole agents:

Whitelaw Baikie Figs

Tel: 0141 221 6161

Contact: Gavin Anderson  
Email: [gavin@wbf.co.uk](mailto: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 Figs 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 Figs 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.