



ALLISON • LIGHTBODY • WADDELL  
CHARTERED SURVEYORS



## 26 CAUSEYSIDE STREET, PAISLEY

- Superbly fitted retail unit: **101.19 sq m (1,088 sq ft)**
- Superb commercial location
- Healthy level of turnover - profitable business
- Various website listings - [www.castlehead-properties.co.uk](http://www.castlehead-properties.co.uk)
- VAT exempt rental: Offers over **£20,000** per annum
- Feuhold of property may be available - price on application
- Goodwill for business, fixtures and fittings - Offers over **£175,000**

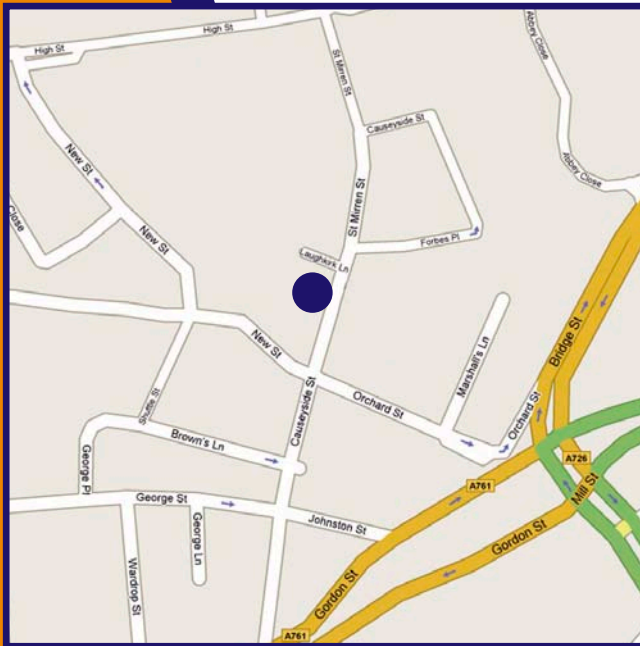
# Tel: 0141 229 6020

Atlantic House, 45 Hope Street, Glasgow, G2 6AE

Tel: 0141 229 6020 Fax: 0141 229 6025 Web: [www.alwsurveyors.co.uk](http://www.alwsurveyors.co.uk)



ALLISON • LIGHTBODY • WADDELL  
CHARTERED SURVEYORS



**LOCATION**

The subjects are situated on Causeyside Street close to its junction with High Street in the heart of Paisley Town Centre. The subjects lie in close proximity to a number of major retailers and other estate agents including **Countrywide, Allan & Harris, One Move, Century 21, Your Move and Remax.**

The street plan opposite shows the approximate location of the subjects for information purposes only.

**DESCRIPTION/ACCOMMODATION**

The subjects comprise a self contained retail unit occupying part of the ground floor of a two storey building of traditional stone construction under a pitched slate roof. The subjects have a large aluminium framed glazed display frontage and internally are arranged to provide open office/sales area to the front with kitchen/staff canteen, main office storage and disabled WC situated to the rear.

The unit has been fitted out internally to a high decorative standard. Walls are papered and painted, floor has a decorative linoleum floor covering and a suspended acoustic tiled ceiling has been fitted in the front shop/office area.

In addition, an internal ramp has been fitted for the benefit of the non - ambulant disabled.

From measurements taken on site and in accordance with the RICS Code of Measuring Practice (Sixth Edition) we calculate the subjects extend as follows:

**Net internal area: 101.19 sq m (1,088 sq ft)**



**RATING ASSESSMENT**

The subjects are entered in the current Valuation Roll as follows:

**Rateable Value: £16,800**

**THE BUSINESS**

The business is long established (20 years) and profitable. Accounts for the business will be available to genuinely interested parties.

**Hours of Operation**

The current hours of operation for the business are as follows:

Monday to Friday: 9am - 5pm  
Saturday: 10am - 2pm

**Staffing**

As well as the main principals of the business, there are three part time members of staff employed within the present operation.

**Business Price**

We are seeking a premium in excess of **£175,000** for the business. As noted above, accounts will be available to genuinely interested parties.

**PROPERTY RENTAL/LEASE**

We have been instructed by our clients to seek rental offers in excess of **£20,000** per annum (VAT exempt rental) for the benefit of a new lease on a tenant full repairing and insuring basis, incorporating three yearly upwards only rent reviews.

Alternatively, our clients may consider a sale of their feuhold interest in the subjects. Price upon application.

**VAT**

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of VAT.

**LEGAL COSTS**

The incoming tenant will be responsible for our client's reasonably incurred legal and professional costs relative to the transaction.

**VIEWING/FURTHER INFORMATION**

Strictly through the agents:  
**Allison Lightbody Waddell**  
Chartered Surveyors  
45 Hope Street, Glasgow G2 6AE  
Tel: 0141 229 6020 Email: info@alwsurveyors.co.uk  
Fax: 0141 229 6025 Web: www.alwsurveyors.co.uk