



Ground Floor Shop

50 Caledonia Street, Paisley, PA3 2JN

Location

Paisley is Scotland's largest town with a population of approximately 90,000 and a catchment of 130,000 within a 15 minute drive. The premises are situated on the east side of Caledonia Street (A726), close to its junction with Andrew Street. Caledonia Street links Greenock Road and St James' Street.

Surrounding occupiers include Scott Johnston Chartered Accountant, Link Housing Association, Bombay Deli and Spar.

Description

The premises comprise a lock up ground floor shop within a 4 storey brick built property. The premises comprise a compact shop unit with a WC to the rear.

Price

Price - £30,000.

VAT is not payable on the purchase price.

Floor Areas

Ground Floor: 225ft² (20.91m²).

Sale Terms

Our client is willing to sell their Freehold/Feuhold Interest in the premises.

Rateable Value

NAV/RV:	£3,300
Uniform Business Rate:	£0.466/£1
Rates Payable:	£1,538

Where the Rateable Value of a property is less than £15,000, it may be eligible for the Small Business Bonus Scheme. This means it would be eligible for 100% relief until 31 March 2018. Details for this allowance can be obtained from the Director of Finance at Renfrewshire Council.



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Legal Costs

Each party will be responsible for their own legal costs and outlays including VAT incurred.

Energy Performance Certificate

A copy of the EPC will be provided upon application.

Date of Entry

By arrangement.

Viewing

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Important Notice: The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After printing, circumstances may change outwith our control; we will inform enquirers of any changes at the earliest opportunity. October 2017.

For further information please call today 0141 556 1222