



QUALIFIES  
FOR 100% RATES  
RELIEF



## Fully Fitted Children's Play Centre and Café

18 Fulbar Street, Renfrew PA4 8PD

### Location

The property is situated on the east side of Fulbar Street, almost at the junction of Fulbar Street with Wilson Street, within the centre of Renfrew.

The property is centrally situated within the town and lies immediately to the rear of High Street, connected by a pedestrianised walkway.

The immediately surrounding occupiers comprise a mixture of both commercial and residential property and these include, Singh's Garage, Walter Johnstone Funeral Directors, The Luna Rosa Restaurant, Amore Pizzeria, accord and Renfrew Town Hall & Museum.

### Description

The property comprises a former showroom within single storey building, having an extensive glazed frontage to Fulbar Street, that has been comprehensively refitted as a Children's Play Centre and Café.

The premises are secured by electric roller shutters. Internally,

the premises have been refurbished to create a children's themed play centre with associated café facilities incorporating kitchen facilities, toilet accommodation and an office. The floor throughout is concrete largely with a carpet overlay and a hardwearing vinyl finish in the kitchen / café area and toilets. The walls and ceilings are plaster and painted. Lighting is from LED fittings incorporated within the ceiling. Air Conditioning for heating and cooling is also incorporated within the ceiling.

Stairs provide access to an attic suitable for storage purposes.

### Floor Areas

Ground Floor	2,670 sq ft	248 sq m
Frontage	25m / 82ft	

### Rent

Offers over £25,000+VAT per annum are invited.

The premises are available by way of a new Full Repairing & Insuring lease for 5+ years.



### Planning / Use

Planning application 19/0196/PP granted a Change of Use from vehicle sales showroom to children's activity / play centre (Class 11) with associated café (Class 3).

### Business Rates

RV £11,750  
UBR £0.466 / £1  
Payable c. £5,760

At this level the premises qualify for 100% rates relief under the small business bonus scheme. For further information please contact the Director of Finance at Renfrewshire Council.

### Energy Performance Certificate

A copy of the EPC will be provided on application.

### VAT

All prices, rents, premiums, etc are quoted exclusive of VAT. Interested parties must satisfy themselves as to the incidence of VAT.

### Legal Costs

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

### Anti Money Laundering Regulations

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

### Viewing

Strictly through the agents:

**Marc Erunlu**  
marc@lapsleymcmanus.com

**Lapsley McManus Property Consultants**  
Clyde Offices, 48 West George Street, Glasgow G2 1BP

**info@lapsleymcmanus.com**

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 2024.