



Single Storey Building suitable for Retail / Showroom / Restaurant Use

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

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, Burns Howff Pub together with the motorcycle showroom immediately adjacent.

The property would be ideally suited for either retail, showroom or potentially restaurant use.

Description

The property comprises a single storey building, having an extensive glazed frontage to Fulbar Street, having formerly being utilised as a motorcycle showroom. There are two good sized accesses to the front of the property.

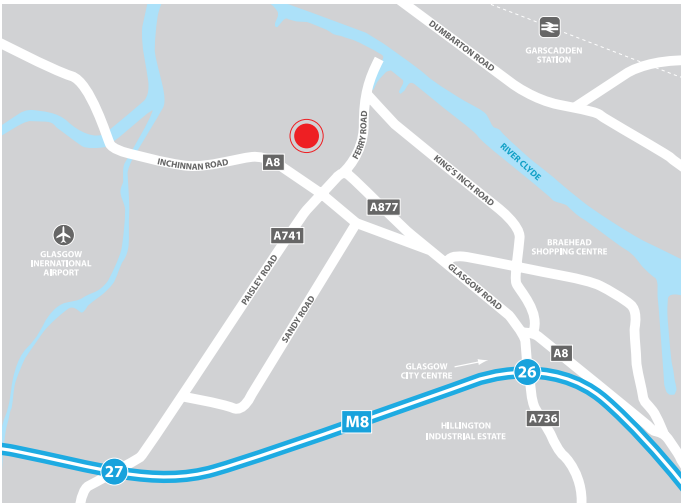
Internally

Internally, the property has been recently comprehensively upgraded. The floors comprise a mixture of attractive tiled and feature timber flooring. New downlighters have been incorporated and the property is centrally heated. The new staff toilet and tea break areas have been formed to the rear of the property.

There is a timber staircase to a mezzanine level, which provides additional storage accommodation.

Ground Floor	2,670 sq ft	248 sq m
Attic	2,420 sq ft	223 sq m

Frontage 25m / 82ft



Rent

£30,000 pa.

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.

Viewing

Strictly through the agents:

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Lease Terms

A normal Fully Repairing and Insuring Lease is envisaged for a negotiable period, incorporating 5 yearly rent reviews.

Rating

The current Rateable Value for this and the adjacent unit is £22,000 and the rating figure will require to be apportioned between the two units. The apportioned figure is likely to fall below the £15,000 trigger, enabling qualifying businesses to benefit from 100% rates remission.

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. May 2017.

For further information please call today 0141 556 1222