



11 Gilmour Street, Paisley, PA1 1DD

Town Centre Location

- Well Presented Restaurant / Cafe
- Fully Licensed
- Ground & Basement
- 2,901sq ft
- Rent: £35,000per annum
- Sale Price on Request

LOCATION

The property is situated on the west side of Gilmour Street, north of its junction with High Street at Paisley cross within a prime location of Paisley City centre.

Situated on a route through Paisley city centre, the subjects benefit from high volumes of passing pedestrian and adjacent vehicular traffic on St Mirren Street and Gauze St throughout the day. Public transport links are in close proximity with bus stops near the subjects along with Paisley Gilmour St Station within a few minutes walk. The property is ideally located within a short walk from the University of West of Scotland Paisley Campus along with neighbouring occupiers including William Hill, Paddy Power and Bank of Scotland.

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PROPERTY

The property forms the ground floor and basement of a larger 2 storey mixed use traditional sandstone development. The property offers a large frontage with dual display windows flanking the partially recessed entrance of aluminium framed and glazed construction.

Internally the property offers a large take away / cafe space to the front with open plan kitchen with main dining area to the rear of the demise with w.c. facilities. The property has been redecorated by the tenant to include fixed bench and loose seating with a welcoming atmosphere. The basement offers staff facilities and stores.



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AREA

The property extends to the following internal area;

Ground: 188.38sqm (2,028sq ft)

Bsm: 81.09sqm (873sq ft)

Total: 269.47sqm (2,901sq ft)

RENT

The property is available on a new full repairing and insuring head lease for £35,000per annum

SALE

Offers are invited for the freehold interest in the property.

V.A.T.

The property is not elected for V.A.T.

LEGAL

Each party shall bear their own legal costs incurred in the transaction.

TSA Property Consultants

162 Buchanan Street
Glasgow, G1 2LL

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Will - 07581 396092 (will@tsapc.co.uk)

General - 0141 237 4324 (info@tsapc.co.uk)

Anti-Money Laundering

In order to comply with anti-money laundering legislation, the successful purchaser / tenant will be required to provide certain identification documents.

The required documents will be confirmed to and requested at the relevant time

Property Misdescription Act 1991:

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 these details have been printed, circumstances may change out with our control. When we are advised of any change we will inform all enquiries at the earliest opportunity.