



Former 1st Floor Nightclub suitable for alternative uses

46 Causeyside Street, Paisley PA1 1YH

Location

The property is located on the west side of Causeyside Street immediately at its junction with Browns Lane and to the north of its junction with George Street in the heart of Paisley town centre.

Paisley is Scotland's largest town with a resident population of approximately 76,000 and is located approximately 7 miles west of Glasgow and benefits from excellent transport links via the M8 motorway and main line rail network. The subjects are easily accessible via the A726 and A761 connecting to the town centre.

Paisley Gilmour Station is within close proximity which serves Glasgow City Centre as well as the Clyde Coast. Glasgow International Airport is also located within approximately 2 miles of the subjects.

The town is home to the University of the West of Scotland which has a current student number of 14,730 students, thereby adding to the town's footfall and potential customer base. On street parking is available locally and secure private spaces can be provided within Browns Lane.

Surrounding occupiers include Thos Hair & Beauty, Andy's Fish & Chips, The Bed Zone, Duffy Hairdressing and the Phone Fix.

Description

The subjects comprise the 1st floor of a three storey end terraced sandstone property.

The subjects are accessed by its own entrance leading to stairs to the 1st floor. The premises were formerly used as a nightclub and are still arranged in keeping with that use, comprising mainly open plan accommodation to the front and rear, cloakroom, bar area, office and male and female toilets to the rear.

The premises have mainly good quality laminate flooring throughout. The walls and ceilings are plaster and there are various forms of strip and downlight fittings.

We envisage the subjects being capable for various uses including studio space, fitness/ training, martial arts and dance.



Floor Area

2,000 sq ft (185.86 sq m).

Rent / Lease Terms

£15,000 per annum exclusive of VAT.

The premises are available on a new full repairing and insuring lease.

Business Rates

RV: £30,000

Payable: £15,000

We expect a new tenant, not operating a licensed club, shall appeal the Rateable Value.

Energy Performance Certificate

Available on request.

VAT

VAT is not charged on the rent. Interested parties must satisfy themselves as to the instance of VAT in respect of any transaction.

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

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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. January 2021.

For further information please call today 0141 556 1222