

TO LET

PROMINENT ROADSIDE RETAIL (CLASS 1A) OPPORTUNITY

UNIT 19J, BRIDGE STREET, LINWOOD, PA3 3DB



LOCATION

The subjects occupy the preferred corner position of a modern mixed use neighbourhood parade in the ever-popular suburb of Linwood, on the outskirts of Paisley town centre, approximately 12 miles from Glasgow City Centre. The subjects are prominently located on the west side of Bridge Street, a short distance from its junction with the A761, which acts as a link road to the A737 and wider M8 Motorway network.

Linwood is a popular destination for out-of-town retail and commercial activity due to its excellent transport links and densely populated suburbanisation. Glasgow International Airport is a mere 5-minute drive from the town which has complemented the towns growth as well as bringing complimentary commercial occupiers this transport hub attracts.

Occupiers within the parade include **Barnardo's, Indigo Sun, Subway, Greggs, Café Roma, Pharmacy, Ford Opticians and Linwood Dental Care**, with **Tesco & B&M Home Store** located on the adjacent retail park.

DESCRIPTION

The subjects comprise of an end terrace retail unit arranged over ground floor with the benefit of a semi glazed return frontage.

The parade comprises of 9 units which service the local neighbourhood and wider catchment of Johnstone, Elderslie and Brookfield.

Internally the subjects comprise of open plan sales with a partitioned area for staff amenity. The subjects benefit from rear servicing.

ACCOMODATION

The subjects extend to the following area which has been measured in accordance with the RICS Code of Measuring Practice, 6th Edition;

Total Floor Area	sq. m	sq. ft
Ground	149.76 sq. m	1,612 sq. ft

RATING

We have been advised by the Rates Authority that the rateable value of the subjects with effect from 1 April 2023 is £31,500.

Based on a rate poundage of 0.498p this rateable value will result in an estimated rates liability in financial year 2024/25 of £15,687.00

Each new occupier has the right of appeal against this figure.

TERM

The subjects are available to Lease on a new Full Repairing and Insuring Lease for a period of negotiable duration.

It is anticipated that the minimum period of lease will be 10 years.

RENT

Offers invited over £35,000.00 per annum.

SERVICE CHARGE

A small service charge for the common maintenance and management of the subjects will apply. Further information is available on request.

COSTS

Each party to be responsible for their own legal costs incurred in this transaction.

PLANNING

Due to recent changes in Use Class Order classifications the property is suitable for a variety of alternative uses (Class 1A) which includes retail & financial (Class 2) and potentially (Class 3) restaurant / takeaway, subject to permitted development rights.

ENERGY PERFORMANCE CERTIFICATE

Full Energy Performance Certificate available on request.

VAT

All prices, rents, etc, are quoted exclusive of VAT which will be charged at the prevailing rate.

VIEWING & FURTHER INFORMATION

All viewing and further information is via the sole leasing agents.

Gordon Nicolson

Tel: 07730 569 160

Email: Gordon.nicolson@hsaretail.com

Ross Allardice

Tel: 07376 488 053

Email: Ross.Allardice@hsaretail.com

Subject to Contract. Date of Production 30 April 2024

Misrepresentation Act 1967: HSA Retail Limited and HSA Retail Partners Limited for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1. These particulars do not constitute, nor constitute any part of, an offer or contract. 2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. 3. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither HSA Retail Limited, HAS Retail Partners Limited nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. **Finance Act 2013:** Unless otherwise stated all prices and rents are quote exclusive of VAT. **The Business Protection from Misleading Marketing Regulations 2008:** These details are believed to be correct at the time of compilation but may be subject to subsequent



Misrepresentation Act 1967: HSA Retail Limited and HSA Retail Partners Limited for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1. These particulars do not constitute, nor constitute any part of, an offer or contract. 2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. 3. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither HSA Retail Limited, HAS Retail Partners Limited nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. **Finance Act 2013:** Unless otherwise stated all prices and rents are quote exclusive of VAT. **The Business Protection from Misleading Marketing Regulations 2008:** These details are believed to be correct at the time of compilation but may be subject to subsequent