

**TO LET / MAY SELL
RETAIL PREMISES
48.03 sq m (517 sq ft)**



**67 Main Street
NEILSTON
G78 3NH**

- single storey retail unit located on prime section of Main Street
- located on main arterial route with high volumes of passing traffic
- benefits from Class 1 consent however may be suitable for alternative uses including hot-food (subject to planning)
- scope for 100% rates relief available under the Small Business Bonus Scheme
- no VAT on rent / purchase price

67 MAIN STREET NEILSTON



GERALDEVE



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Location

Neilston is a desirable commuter village located within the East Renfrewshire local authority region approximately 1.5 miles south-west of Barrhead, 3.5 miles south of Paisley and 10 miles south-west of Glasgow city centre.

More specifically the subject property is located on the south side of Main Street which is the main road passing through Neilston therefore benefitting from high volumes of passing traffic. Free on-street parking is provided to the front of the property.

Description

The subjects comprise an end-terrace single storey retail unit and externally provides a single shop front with adjacent pedestrian access door both protected by manually operated steel roller shutters.

The subjects previously traded as an opticians and internally provide well-presented accommodation with a front sales area, 2 x partitioned appointment rooms and a rear storage area complete with staff WC.

Accommodation

We have measured the subjects in accordance with the RICS Code of Measuring Practice (6th Edition) and calculate a net internal area of;

48.03 sq m (517 sq ft)

Asking Terms

The subjects are available by way of a new full repairing and insuring lease at a rental of £7,000 per annum.

Alternatively our client may consider disposing of their freehold interest in the subjects for which offers are invited.

Rateable Value

The subjects are entered in the Valuation Roll with a Rateable Value of £4,200.

Subject to fulfilling the set criteria, some occupiers may be eligible for 100% rates relief under the Small Business Bonus Scheme.

Planning

The subjects benefit from Class 1 consent, however, may be suitable for alternative uses including hot-food (subject to planning). All planning queries should be made to East Renfrewshire Council on 0141 557 3001.

VAT

The subjects are not elected for VAT.

EPC – available on request.

Viewing & Further Information

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