TO LET / MAY SELL - INDUSTRIAL

64-68 WELL STREET

Paisley, PA1 2QE

Key Highlights

- Well established Industrial location
- Separate Vehicle and Trade Entrances
- Eaves height of 4.86m
- Large secure private yard

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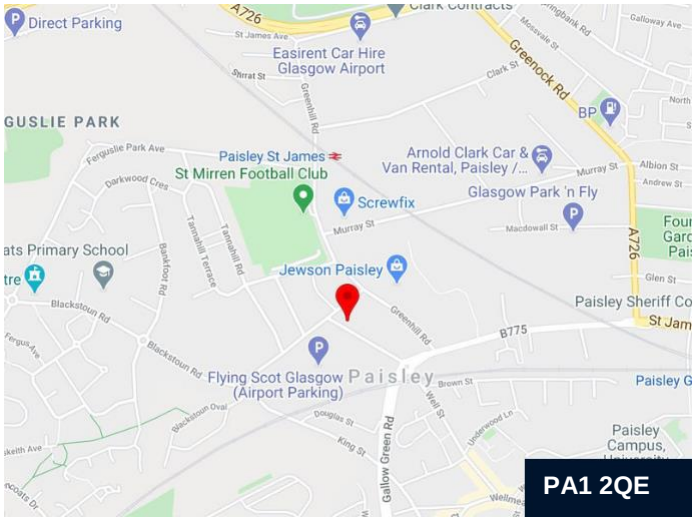

Description

The subjects comprise a single storey industrial building located on the corner of Well Street and McKenzie Street. Internally, the property consists of two main storage areas with office and welfare accommodation. The property is mainly of steel frame with solid brick walls and a pitched roof clad in a mixture of profile metal sheeting and mineral felt. The floors are of solid concrete construction. Access to the main warehouse is gained via an electrically operated roller shutter door measuring 3.24m width by 3.5m height. Heating is via gas fired warm air blowers and lighting is provided via sodium light fittings.

The office accommodation incorporates a mixture of carpet and linoleum flooring. Walls are painted plasterboard and the ceiling is suspended incorporating recessed strip lighting. There is a trade counter/shop front area currently set up in part of the warehouse with access via glazed pedestrian doors behind a second roller shutter door. Externally, the site is fully enclosed by a metal palisade fence. The yard is surfaced with tarmac, drained and benefits from dual access off Well Street and McKenzie Street.

Location

The subjects are located within the town of Paisley which is situated approximately 10 miles to the south west of Glasgow City centre. The town lies within close proximity to Glasgow International Airport and the M8 motorway providing access to Scotland's motorway network.

The property is located on the north side of Well Street at its junction with McKenzie Street to the west of Paisley town centre. The location is predominantly industrial in nature. There are a number of trade counter related businesses within close proximity to the property. Nearby occupiers include Grahams Plumbers Merchants, Jewson Building Supplies and Speedy Hire Services.

Terms

The subjects are available to lease on Full Repairing & Insuring terms. Alternatively, our clients may consider selling the heritable interest in the property with vacant possession.

Accommodation

In accordance with the RICS Property Measurement standards, we calculate the following floor areas:

Main Warehouse/Office - 9,517 sqft (884.16 sqm)
Rear Warehouse - 3,749 sqft (348.33 sqm)
Stores - 570 sqft (52.98 sqm)

EPC

A copy of the EPC is available on request.

Rateable Value

The property is currently entered into the valuation role as £19,250 (April 2017).

Legal Costs

Each party will bear its own legal costs in any transaction and the tenant/purchaser will be responsible for any LBTT, registration dues and VAT applicable.

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