



Retail Opportunity - Paisley Gilmour Street Station

TO LET - RETAIL UNIT

Paisley Gilmour Street Station, Paisley
PA1 1BS

The unit available presents a fantastic business opportunity and comprises a single retail kiosk located opposite the ticket office on the ground floor. The unit benefits from water, drainage and 100-amp metered power supply. The kiosk is available in shell condition.

Location:

Paisley Gilmour Street railway station is the largest of the four stations serving the town and acts as the town's principal railway station. It is the fourth busiest railway station in Scotland, after Glasgow Central, Edinburgh Waverley and Glasgow Queen Street.

*The latest figures available from the Office of Rail and Road (ORR) record passenger entries and exits of 3,904,000 for 2019/2020.

3,904,000 +
Annual station footfall*

ADVANCE  VENTURES



Property:

The premises comprise a single retail kiosk located opposite the ticket office on the ground floor of the station. The net internal floor area is as follows.

Unit Size:

Ground Floor: 40.73 sq.m. 438 sq. ft.

Rates Services & Insurance:

Rates to be assessed. Interested parties are advised to make their own enquiries to the local planning and building authorities in respect of business rates and planning. Service Charge and Insurance Charge levied by way of a fixed contribution reflecting 7.5% & 2.5% of the Rent payable respectively.

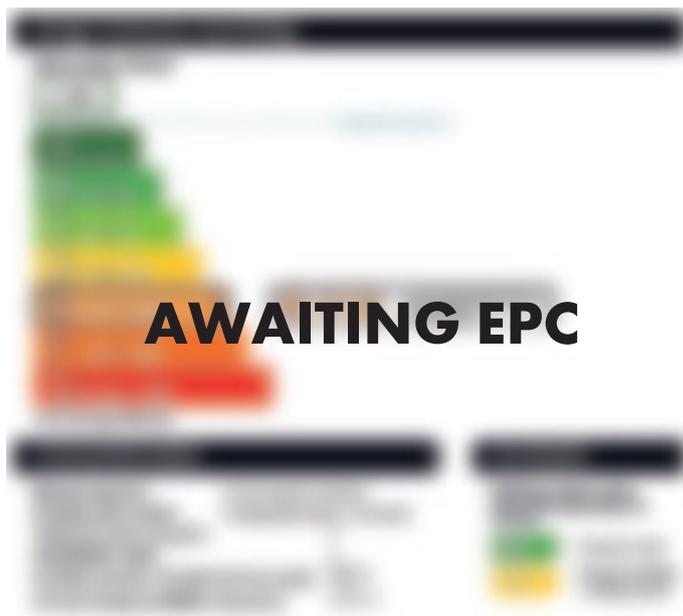
Rent:

To be negotiated depending on use but it is likely to comprise a Minimum Guaranteed Rent and/or a rent based on turnover.

Costs:

The ingoing occupier will be responsible for all the Landlord and all the Superior Landlord legal and professional fees.

EPC:



Inspection:

Viewings can only be carried out with prior notice by contacting:

enquiries@advanceventures.co.uk

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