

TO LET

Asset & Estates Team
Chief Executive's
Service Renfrewshire
Council
Cotton Street,
Paisley, PA1 1WB



Fully Refurbished
Restaurant/Retail Unit

15-17 Dunlop Crescent
Renfrew
PA4 8PQ

Rent – offers are invited.

GIA: 130 sq.m (1400 sq.ft) or
thereby

Reduced Area: 100 sq.m
(1077 sq.ft) or thereby

For further information or to arrange a
viewing:



07811 056 721



anne.wilson@renfrewshire.gov.uk



These particulars are for information only and the accuracy is not warranted or guaranteed by Renfrewshire Council. Interested parties should not rely on the information within these particulars but should satisfy themselves by inspecting the property. These particulars are not intended to, nor shall they form any legally enforceable contract. Date of publication: November 2023.

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Location

The town of Renfrew with a population of approximately 24,000 is located in west central Scotland approximately 8 miles west of Glasgow and 4 miles north of Paisley. The town benefits from good transport links and is also well located in terms of access to the M8 motorway.

The property is located on Dunlop Crescent set back from Hairst Street which is a main thoroughfare of Renfrew town centre. There is on street parking available to the rear of the property.



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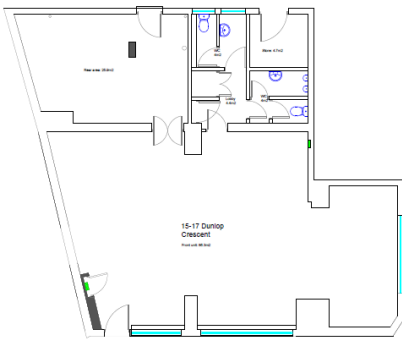


Description

The property is a ground floor retail unit at the end of a parade of 2 other units with residential properties above. The property has large, double-glazed windows providing a double retail frontage and is protected externally by an electric roller shutter. The open plan retail area has new vinyl floor coverings and newly painted plaster walls. The retail area benefits from high ceilings and a good number of suspended strip lights. There are two toilet cubicles along with some storage cupboards and a storage room to the rear. There is also externally accessed storage.

Floor Area

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and calculate the floor area to be as follows: -
Gross Internal Area: 130 sq.m / 1400 sq.ft or thereby
Reduced Area: 100 sq m / 1077 sq.ft or thereby.



Lease Terms

The property is available to let on full repairing and insuring terms for a period to be agreed. Offers are invited. VAT is not payable.

Rates

The Rateable Value is £16,500 as listed on the Scottish Assessors' Association website.

VAT

All rents, rates, etc. are quoted exclusive of Value Added Tax.

Energy Performance Certificate (EPC)

Energy Performance Rating to be added.

Town Planning

The subjects have planning permission for a restaurant but would suit a number of retail uses.

Interested parties should consult with the planning team if they are concerned whether their intended use conforms to current planning policy.

Tel: 0300 300 0144

email dc@renfrewshire.gov.uk

Legal Costs

The incoming tenant will be responsible for meeting the landlord's Legal and Estates fees in connection with the granting of the new lease including any Stamp Duty Land Tax and Registration Dues.

Viewing by appointment only with: -

Asset & Estates Team

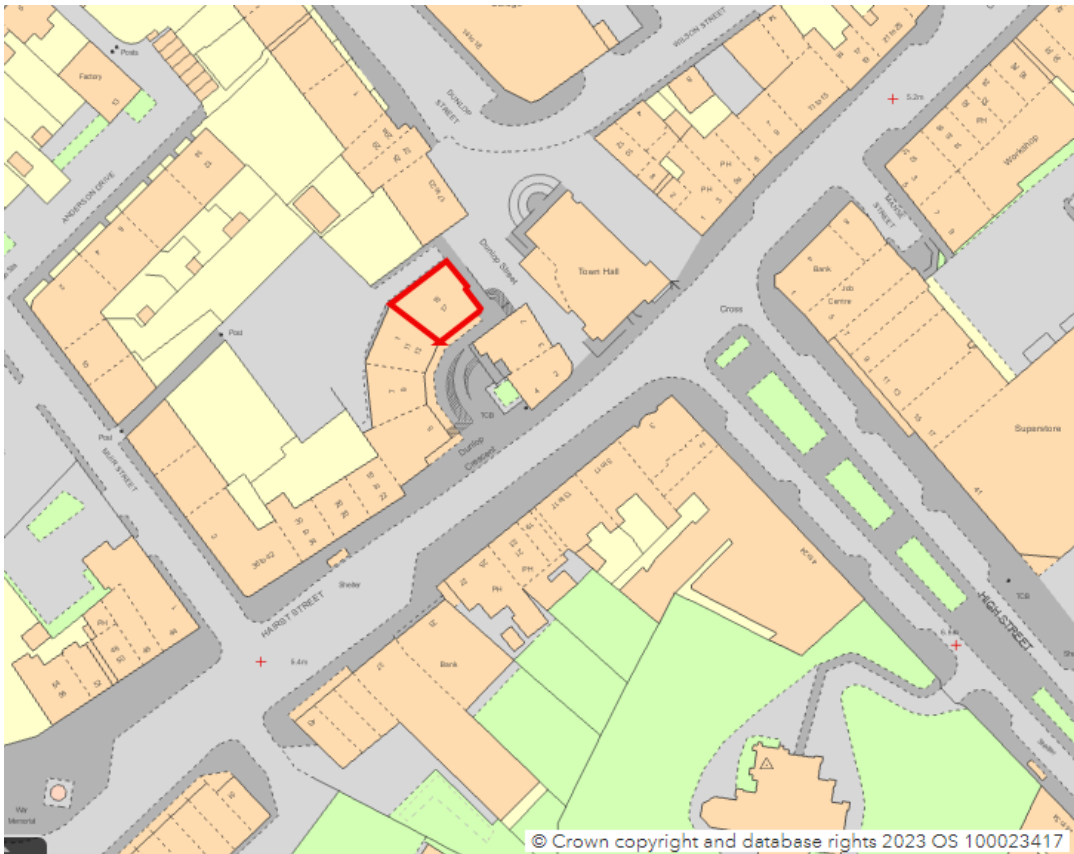
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