

**FOR SALE**



**Robertson Centre  
16 Glasgow Road  
Paisley  
PA1 3QF**



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: August 2024.

## Location

Paisley sits within Renfrewshire and with a population of approximately 77,000 is Scotland's largest town. Paisley is located approximately 8 miles west of Glasgow and 52 miles west of Edinburgh.

The subject property is situated on Glasgow Road which is one of the key thoroughfares in Paisley.

The property benefits from excellent public transport links with bus stops to the immediate north of the property on Glasgow Road and Paisley Gilmore Street Train Station and Paisley Canal Street Train Station 0.4 miles west and 0.9 miles south-west respectively.

## Description

The property is a two-storey traditional building dating back to 1923 and was designed by Harry Cook of Cook and Hamilton, an esteemed architect based in Paisley.

Accommodation is comprised of office wings, with a reception area in the centre. There is a small passenger lift providing access between the floors.

Internal specification includes: combination of laminate, carpet and vinyl tile floor coverings; double glazed sash and case windows; led strip lighting; combination of perimeter trunking and raised floor access; wall mounted gas radiators.

The property benefits from a number of aesthetic features including cornice detailing and stain glass windows.

The car park wraps around the site and accommodates approximately 28 cars, with provision at the front and rear access points for accessible spaces.

## Accommodation

The property extends to approximately 1,021 sq. m (10,993 sq. ft) Net Internal Area and has been measured in accordance with the RICS Code of Measuring Practice 6<sup>th</sup> edition.

The property is arranged over ground and first floors. An indicative floor plan can be provided upon request.

The site extends to approximately 0.63 Acres (0.25 Hectares). An indicative site plan is included overleaf.

## Vacant Possession

The property is currently occupied with leases expiring end March 2025. Vacant possession of the property can therefore be provided from April 2025.

## Rating

The following ratings assessments are listed on the Scottish Assessors Website in relation to the property:

Demise	Current Rateable Value
GR1	£450
GR2	£16,250
GR3	£17,250
Upper	£19,750

It is the responsibility of the purchaser to conduct their own investigations with regard to rating and rates liabilities.

## VAT

The property is not registered for VAT.

## EPC

The property has an Energy Performance rating of 'C' with a score of 41. The certificate is available upon request.

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## Town Planning

As the property has been operating as office premises we assume it benefits from Class 4 (Business) use.

Redevelopment may be possible and prospective purchasers should make their own enquiries regarding change of use by contacting the Renfrewshire Council Planning Department using the details below:

Tel: 0300 300 0144  
email [dc@renfrewshire.gov.uk](mailto:dc@renfrewshire.gov.uk)

## Viewing

By appointment only. Please contact:

[Kate.williamson@renfrewshire.gov.uk](mailto:Kate.williamson@renfrewshire.gov.uk)  
07811 056 786

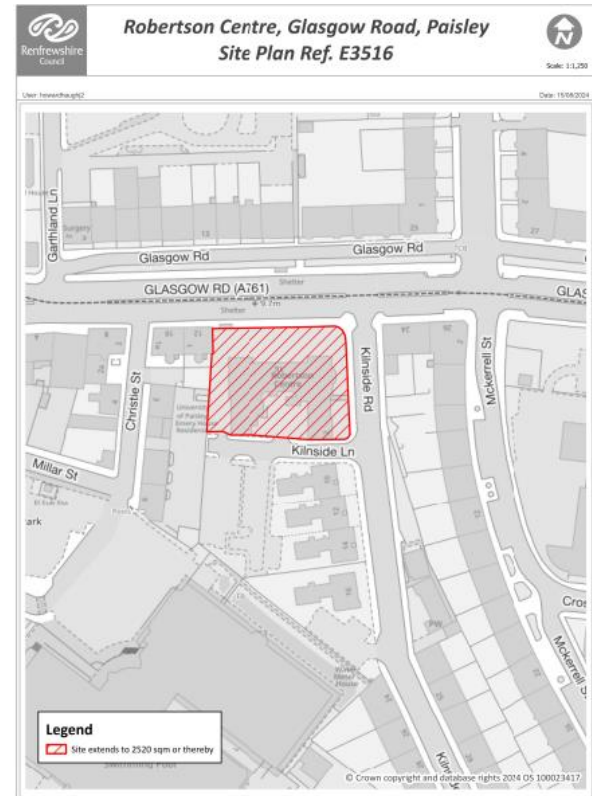
Asset and Estates Team Chief Executive's  
Service Renfrewshire Council  
Cotton Street,  
Paisley, PA1 1WB

## Sales Process

We are inviting offers over **£450,000** for the heritable interest in the property.

Following a period of marketing, we anticipate that a closing date will be set and all offers will be considered at this time.

## Indicative Site Plan



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