



Glen & Co
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TO LET - 1/3 Hairst Street, Renfrew, PA4 8QU

Class 2 (Office) Premises - Net Internal Area: 131.59 sq m (1,416 sq ft) - Rent £23,000 per annum

To Let**Class 2 (Office) Premises****1/3 Hairst Street, Renfrew, PA4 8QU****Location**

The Royal Burgh of Renfrew sits 6 miles west of Glasgow on the south bank of the River Clyde and has a resident population of c.24,000.

Hairst Street runs south from Renfrew Cross towards Paisley. The premises themselves sit right at the Cross at the junction with High Street. Nearby occupiers include the Renfrew Burgh Halls, Aldi, Well Pharmacy and a number of other well recognised national retailers.

For an interactive Google Streetview of the location, [CLICK HERE](#).

Description

The available premises comprise a B-Listed former Union Bank building. Constructed in 1910 in Beaux Arts Renaissance style with a recessed hemicycle centre and semi-circular Ionic porch, the main entrance is up a set of stone steps from street level.

Set behind an ornate stone frontage with a return to High Street, the layout has a main sales area/former banking hall with extensive customer toilet accommodation to the front, staff welfare facilities towards the rear and storage set within the former bank strong room.

Accommodation

Measured in accordance with the 6th Edition of the RICS Code of Measuring Practice we estimate the premises to extend to the following floor area:

Ground Floor
Net Internal Area - 131.59 sq m (1,416 sq ft)

Rating

From enquiries made at saa.gov.uk, the premises are entered on the 2023 Valuation Roll as follows:

BETTING OFFICE - NAV/RV - £14,500

Energy Performance Certificate - G**Planning**

The premises are Category B Listed; having first been developed as a bank and then more recently used as a bookmakers office, we anticipate they benefit from a Class 2 (Office) Planning Consent. Deemed Consent is therefore also available to put the Premises to Class 1 (Retail) Use.

For more direction on permitted uses we would recommend interested parties make enquiries direct to Renfrewshire Council Planning Department.

VAT

All figures are quoted here exclusive of any VAT that may be properly payable in addition.

Terms

Our clients hold the premises under a full repairing and insuring lease that expires at 27 May 2029. The current passing rent is £23,000 per annum. There is a tenant only break option at 27 May 2024.

Our clients seek a suitable assignee or subtenant.

Legal Expenses

Each party will meet their own professional expenses incurred in connection with any transaction, with the incoming occupier meeting any landlord's costs and any Land and Buildings Transaction Tax and Registration Dues that may be payable.

Entry

Entry, subject to securing landlords consent to any assignation or subletting, is available immediately on conclusion of missives.

Further Information and Viewing

For any further information, or to arrange a viewing of the premises, please contact David Glen of the sole letting agents:

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