

TO LET

Roadside Retail Units

1,000 sq ft to 3,000 sq ft

- Prominent roadside location
- 12,000+ passing vehicles per day
- 180 new homes alongside
- 1,100 office staff in adjacent offices once fully let

**1 MINUTE DRIVE
FROM GLASGOW AIRPORT**

GLASGOW AIRPORT RETAIL PARADE

Inchinnan Road, Paisley PA3 2RP



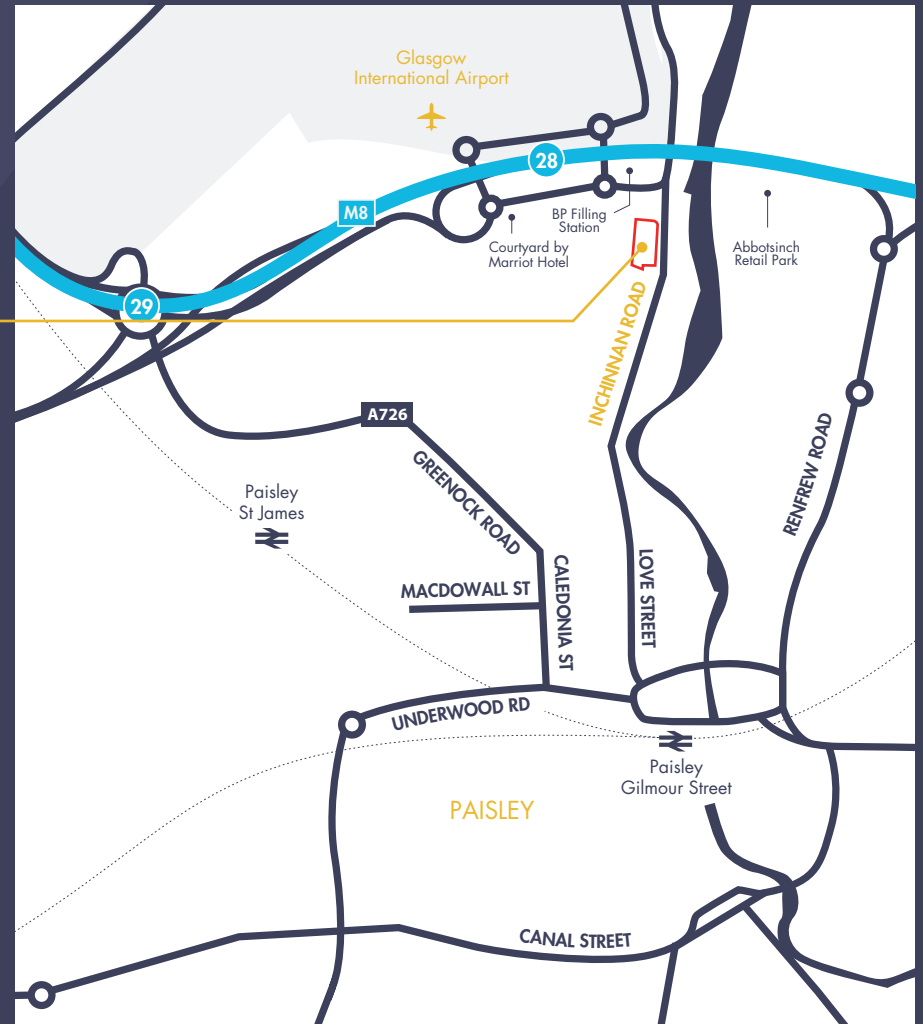
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LOCATION

Paisley is Scotland's largest town with a catchment of over 170,000 people, lying 11 miles west of Glasgow.

The development is located on the busy Inchinnan Road, the main artery linking Paisley to Glasgow Airport. Glasgow airport is a 1 minute drive away and Paisley Town Centre is a 5 minute drive.



DEMOGRAPHICS

The area is a mix of the airport, industrial, offices and dense residential. There are 180 new homes being built by Keepmoat Homes immediately adjacent to the site. The neighbouring Glasgow Airport Business Park will have approximately 1,100 staff when fully let. There is also a 170 bed Courtyard by Marriot Hotel adjacent.

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DESCRIPTION

The subjects comprise a new build, single story retail terrace with dedicated parking for 38 vehicles in phase 1. Phase 2 will have a further 21 spaces.

The units have the following approximate areas:

UNIT	AREA SQ FT	AREA SQ M	RENTAL PA
Unit 1	3,014 sq ft	280 sq m	Under Offer to one stop
Unit 2	1,049 sq ft	97.5 sq m	£22,000 pa
Unit 3	1,049 sq ft	97.5 sq m	£22,000 pa
Unit 4	1,049 sq ft	97.5 sq m	£22,000 pa
Unit 5	1,498 sq ft	139.2 sq m	Under Offer to GREGGS
Unit 6/ Drive Thru	1,800 sq ft	167.2 sq m	Rent on application

PLANNING

The landlord has applied for Class 1, Class 2, Class 3 and Sui Generis (Hot Food) uses.

RATEABLE VALUES

The subjects will be assessed for rates once the development is complete. Informal advice may be secured by contacting Renfrewshire Joint Valuation Board on 0300 300 0150.

TIMING

Completion is estimated for November 2020.

LEGAL COSTS

Each party shall be responsible for their own legal costs. The ingoing tenant shall be responsible for LBTT costs.



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FURTHER INFORMATION

Please contact the letting agents:



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IMPORTANT NOTICE Whilst every effort has been made to ensure accuracy, no responsibility is taken for any error, omission or mis-statement in these particulars which do not constitute an offer or contract. No representation or warranty is made or given either during negotiations or in particulars by vendor, lessors or the agent. All figures are exclusive of rates, service charge, VAT and all other outgoings. November 2019.