



SITUATION

Occupying a prominent trading position on the corner with Orr Square, only 200 yards from the town's main pedestrianised retail thoroughfare and amongst a variety of independent traders. The property is very close to Paisley Museum which is undergoing a £42million transformational redevelopment, which is the flagship project in the cultural regeneration of the town.

Paisley is located approximately 5 miles west of Glasgow enjoying excellent road access to the M8 (Junction 29).

PROPERTY

Forming part of a substantial corner Listed building comprising a **Ground Floor Shop** with a **Rear Storage Area**.

ACCOMMODATION¹

Ground Floor Shop

Internal Width	22'6"
Shop Depth	24'7"
Built Depth	39'5"
Sales Area	Approx. 535 sq ft

Rear Storage

Area	Approx. 25 sq ft plus WC
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¹Not inspected by Barnett Ross. Areas supplied by Vendor.

VAT is NOT applicable to this Lot

TENURE

Absolute Title

Offered with Vacant Possession



View from Property

Vacant Shop

The Surveyors dealing with this property are
Jonathan Ross and **Steven Grossman**

Vendor's Solicitors

Cochran Dickie
Tel: 0141 889 2245 Ref: Angus Storrie
Email: aks@cochrandickie.co.uk

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 plus VAT upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**