

FOR SALE (MAY LET)

EXTREMELY WELL PRESENTED OFFICE / TRAINING CENTRE PREMISES

BENEFITS FROM PLANNING FOR RESIDENTIAL DEVELOPMENT

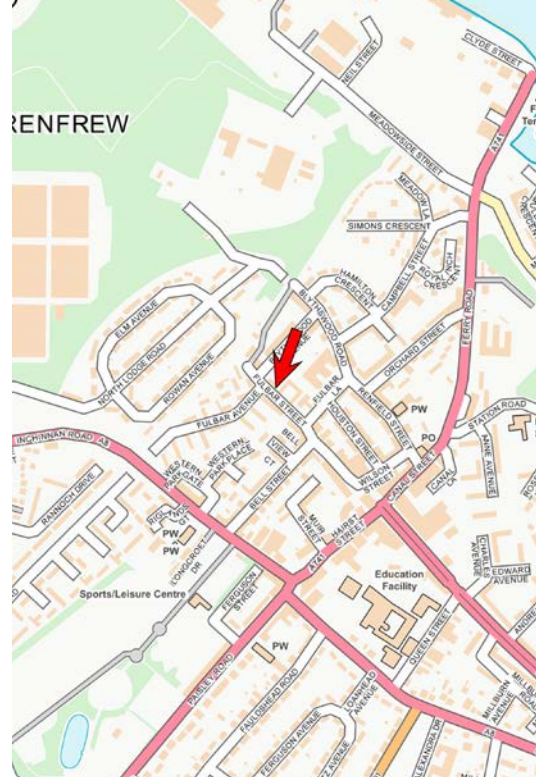
VAT
FREE



70 FULBAR STREET
RENFREW • PA4 8PB

DM HALL

- Detached office building close to Renfrew Town Centre.
- Within enclosed site providing space for at least 10 cars.
- Well appointed offices with kitchen and male/female toilet facilities.
- Gas central heating, fully alarmed, Wi-Fi connectivity and double glazed.
- Qualifies for 100% rates relief, subject to status.
- Planning Consent for residential development - 8 flats
- Property not elected for VAT
- Offers over £150,000 invited.



DM HALL

LOCATION

The property is situated on the north side of Fulbar Street at its junction with Blythwood Avenue as indicated on the location plan.

The surrounding area is largely residential in nature however the subjects are within a short walking distance of Renfrew town centre and its range of retail, pub/restaurant and commercial amenities.

DESCRIPTION

The property comprises a very well presented detached single storey brick building with a concrete tiled roof set within a site of 0.17 acre approx., accessed off Fulbar Street via metal swing gates.

The ground adjacent to the building is fully enclosed, surfaced with stone chips and provides a substantial area for private parking of at least 10 cars.

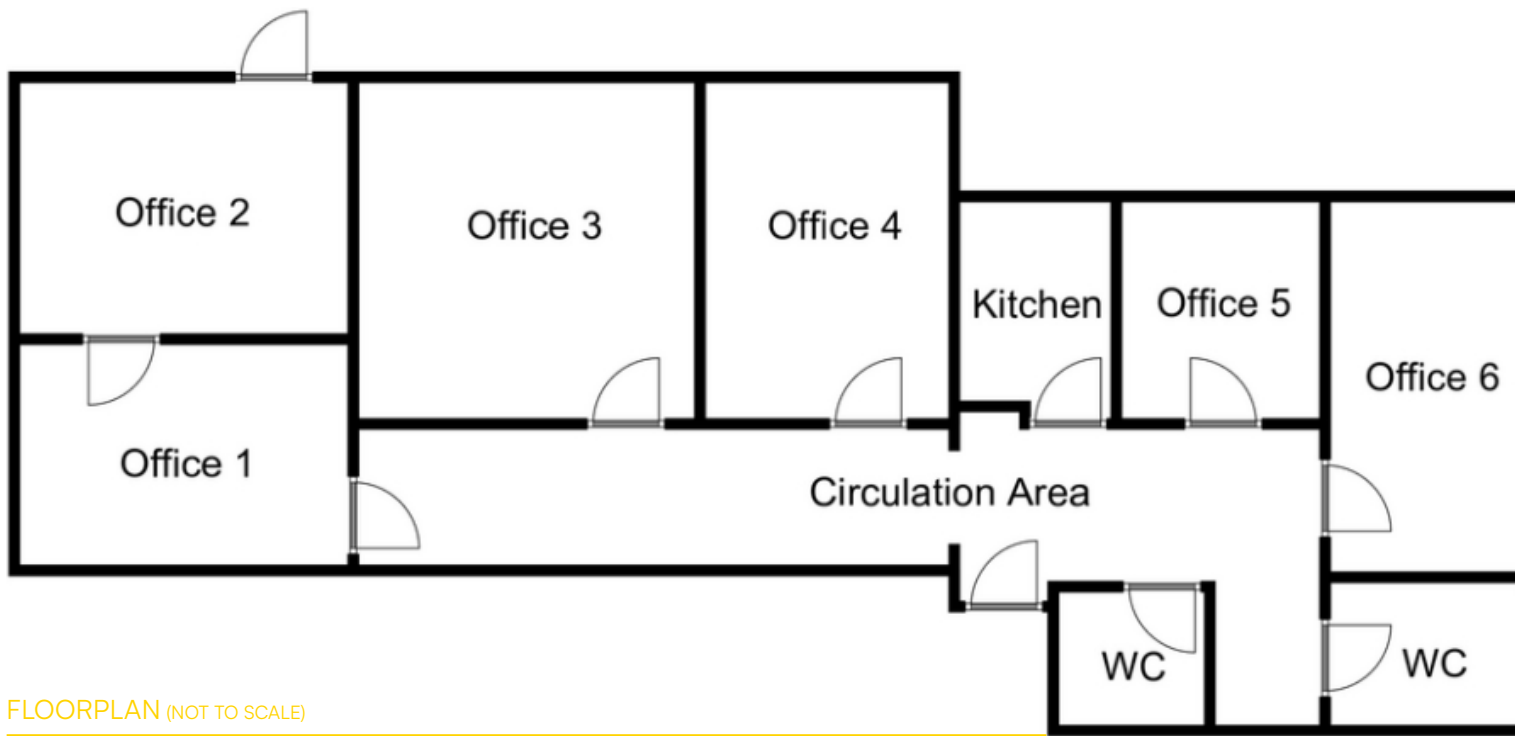
Internally the property is sub-divided to provide an entrance hallway, private office rooms, staff kitchen and separate ladies and gents toilet facilities as shown on the indicative layout plan.

The subjects are well presented throughout and have the benefit of:-

- Double glazing.
- Gas central heating.
- Wi-Fi connectivity.
- Cat 5 cabling.
- 3-phase power.
- Security and Fire Alarm systems.



REAR ELEVATION AND CAR PARKING



FLOORPLAN (NOT TO SCALE)

RATING

The Rateable Value is £10,000 which qualifies for 100% rates relief under Small Business Bonus Scheme, subject to occupier status.

FLOOR AREAS

According to our calculations the property has a Net Internal Floor Area of 114.96 sq.m. (1,237 sq.ft.) approximately.

SALE TERMS

Offers over £150,000 are invited.

LEASE TERMS

Whilst our client's distinct preference is a sale of their heritable interest a letting of the premises on Full Repairing and Insuring terms will be considered. Rental offers over £13,500 per annum are invited.

DEVELOPMENT POTENTIAL

Planning Permission was granted by Renfrewshire Council on 23rd January 2024 for development of the site with 8 flats (5 X 2-bedroom and 3 X 1-bedroom with associated parking and bin store areas. Full details of the scheme can be viewed at Renfrewshire Council Planning Portal and the relevant Planning Reference is 23/0112/PP.

Alternatively, planning information can be obtained by opening the undernoted hyperlink

<https://pl-bs.renfrewshire.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=RR54XFMWFQTOO>



KITCHEN



TYPICAL OFFICE SPACE



TYPICAL OFFICE SPACE

ENERGY PERFORMANCE

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.

VAT

The property not been elected for VAT.

LEGAL COSTS

Each party will be responsible for paying their own legal costs incurred in any transaction.

VIEWING

Strictly by prior arrangement with the Agents

ANTI MONEY LAUNDERING

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, DM Hall are legally required to complete due diligence on purchasers and vendors. Once an offer has been accepted, the prospective purchaser(s)/ occupier(s) shall be required to provide, as a minimum, proof of identity and residence and proof of funds for the purchase before the transaction can proceed.

MAKE AN ENQUIRY

Graeme Todd

M: 07831 274556

E: graeme.todd@dmhall.co.uk

Claire Hutton

M: 07876 541654

E: claire.hutton@dmhall.co.uk

DM HALL



Regulated by
RICS

IMPORTANT NOTE: DM Hall for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) No person in the employment of DM Hall has any authority to make or give any representation or warranty whatever in relation to the property. (iv) All prices, premiums and rents quoted are exclusive of VAT. (v) The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside our control (vi) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors.