



Hot Food Takeaway Premises
On-street parking / rear access
Rent: O/O £13,000 per annum
NIA: Ground 850 sq ft

Location

The property is situated on the east side of Fulbar Street, at the junction of Fulbar Street and Bell Street, within the centre of Renfrew.

The immediately surrounding occupiers comprise a mixture of both commercial and residential property and these include, Singh's Garage, Walter Johnstone Funeral Directors, The Luna Rosa Restaurant, Burns Howff.

Accommodation

The premises comprise the ground floor of a 2 store sandstone building. The frontage benefits from a single door entrance and 2 glazed windows.

The premises was previously a hot food takeaway and benefits from a customer area to the front with full kitchen/prep area to the rear with storage areas. The premises benefits from rear access. There is an existing flue extract.

The premises extend to the following approximate areas:

Front Shop Area: 581 sq ft / 53.98 sqm
Rear Shop Area: 270 sq ft / 25.08 sqm

Rent

Offers over £13,000 pa exclusive are invited.

Lease

The subjects are available on a new FRI lease.

Rates

Rateable Value: £6,600
UBR (2025/26): £0.498
Rates Payable: £3,287 pa

The RV is below the £12,000 threshold therefore for ratepayers with only one non-domestic property there is 100% relief ie no rates payable.

Planning

We have been verbally advised by the Local Planning Authority that the subjects currently benefit from Hot Food Takeaway Sui Generis consent. Interested parties are advised to speak directly to the Local Planning Authority.

EPC

On application

Legal Costs

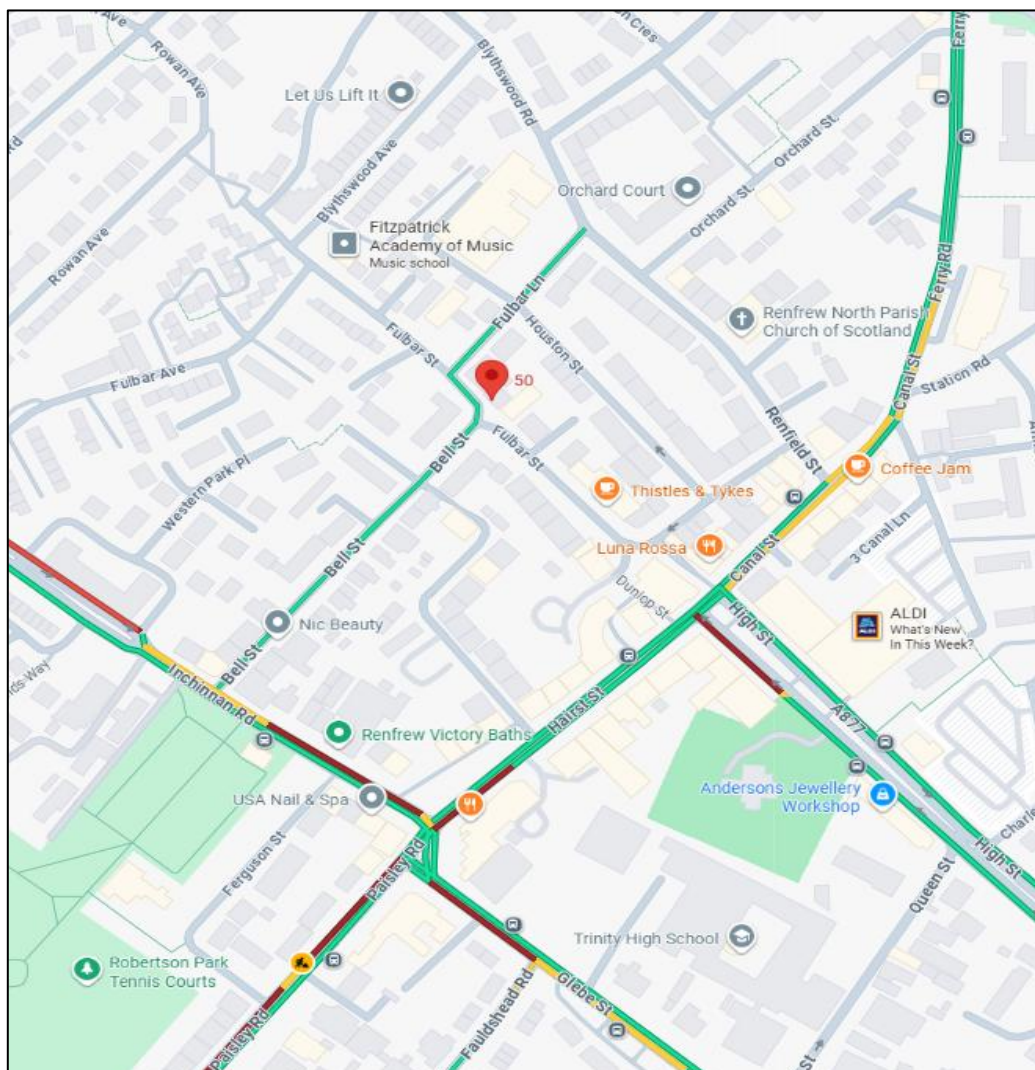
Each party to be responsible for their own legal and professional costs incurred in this transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land & Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.



BRITTON
PROPERTY

To Let

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Viewing strictly by appointment with BRITTON PROPERTY

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