

# TO LET

**Drive Thru & Drive To Opportunity  
Available in whole & part**

Benefits from detailed drive thru and drive to planning consent

Forms part of the established Phoenix Leisure Park

Prominent corner position

Attracts a high volume of visitors

**Rent: Upon Application**



GOOGLE MAPS

**UNIT A, PHOENIX LEISURE PARK, 1 PEGASUS AVENUE, LINWOOD PA1 2BH**

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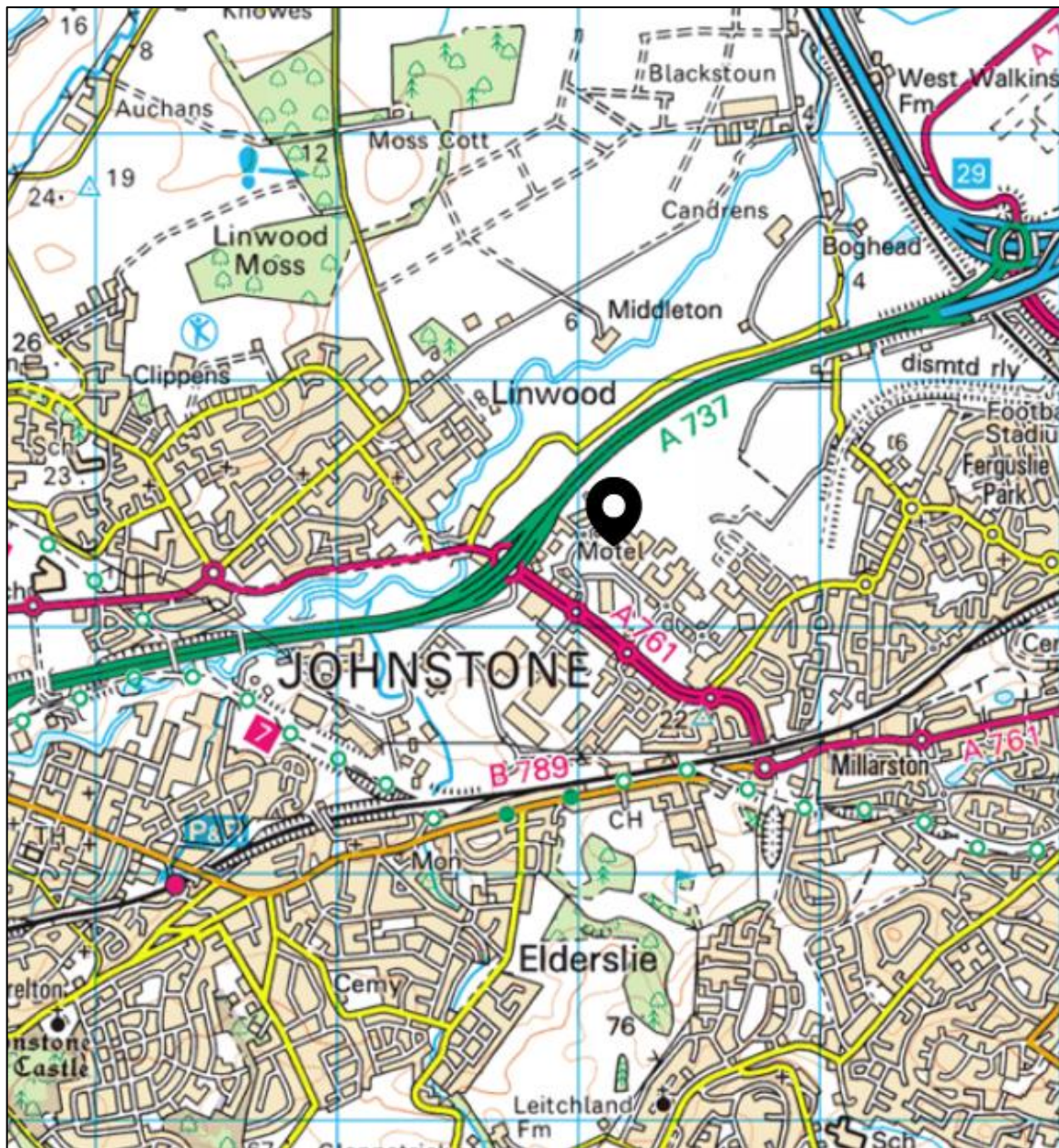






# Location

UNIT A, PHOENIX LEISURE PARK, 1 PEGASUS AVENUE, LINWOOD PA1 2BH



Linwood is a town located in Renfrewshire, in the west of Scotland, lying approximately 14 miles west of Glasgow city centre. Phoenix Leisure Park is located on Pegasus Avenue in Linwood and is a prominent retail destination.

The property is located 2 miles southwest of Junction 29 of the M8 Motorway providing access to Glasgow International Airport. The subjects are also located 3 miles west of Paisley Town Centre where more amenities are available.

Phoenix Retail Park hosts a diverse mix of national retailers including;

- Asda (24-hour supermarket)
- Showcase Cinema
- Taco Bell
- McDonalds Drive-thru
- Costa Coffee
- Arnold Clark

## ***Emerging Development***

- Infrastructure improvements are underway to enhance connectivity with a walking and cycle route linking Linwood with Phoenix Retail Park.
- A new ultra-rapid electric vehicle (EV) charging hub is being established near the retail park. Once completed, it is set to become the largest public ultra-rapid charging hub in Scotland.





# Location

UNIT A, PHOENIX LEISURE PARK, 1 PEGASUS AVENUE, LINWOOD PA1 2BH



[CLICK HERE FOR LOCATION](#)



## The Opportunity

The property comprises a standalone former restaurant unit previously occupied by Pizza Hut, occupying a prominent corner pitch with visibility from Linwood Road leading into the established Phoenix Leisure Park in Paisley.

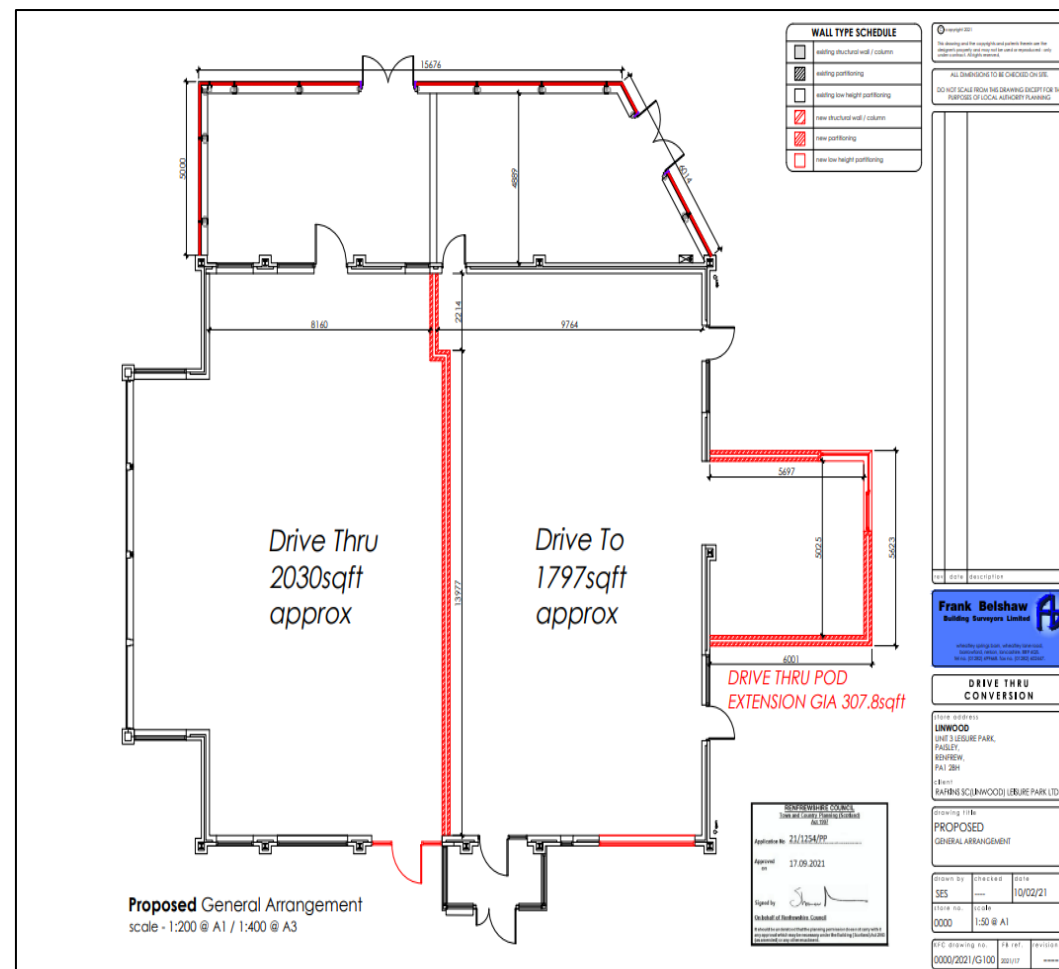
The subjects benefit from approved Planning Permission for a change of use and sub-division of the restaurant (Class 3) to provide one drive-thru unit and one drive-to unit (Class 3 / Sui Generis) with a single storey extension to the building and associated external alterations and parking arrangements. The total site area extends to 0.23 Hectares (0.58 acres) or thereby.

The subjects benefit from 41 car parking spaces including three disabled bays and two dedicated order collection bays.

## Accommodation

Drive Thru	188.60	2,030
Drive To	166.95	1,797
<b>Total</b>	<b>355.55</b>	<b>3,827</b>

The above floor areas have been provided on a Gross Internal Floor Area basis, in accordance with the RICS Code of Measuring Practice (6<sup>th</sup> Edition)







# Development Potential

UNIT A, PHOENIX LEISURE PARK, 1 PEGASUS AVENUE, LINWOOD PA1 2BH



*Previously Occupied by*





## Rent

Rent upon application.

## Rateable Value

The subjects are currently entered into the Valuation Roll at a rateable value of £119,000. The rate poundage for 2025/2026 is 56.8p to the pound. The subjects will be required to be reassessed once works are complete.

## Planning

Approved Planning Permission was granted by Renfrewshire Council on 17<sup>th</sup> September 2021

We understand that the property has Planning Consent for its existing use. The property may suit alternative uses subject to obtaining all necessary planning consents. It will be incumbent upon any tenant to satisfy themselves in this respect.

[🔗 Planning Application Link.](#)

## Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction. Any tenant will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, if applicable.

## VAT

All figures quoted are exclusive of VAT at the prevailing rate.

## ENERGY PERFORMANCE CERTIFICATE

A copy of the energy performance certificate can be provided to interested parties.

## SERVICE CHARGE

Further details are available upon application.



J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations 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 J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. PUBLICATION DATE May 2025

## Get in Touch

For further information or viewing arrangements please contact the sole agents:



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## ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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