

FOR SALE

Rare Vacant Public House
Opportunity

GIA: 96.76 SQM (1,041 SQFT)

Located In The Heart Of Paisley
Town Centre

Fully Fitted Bar

Suitable For A Variety Of Uses
(Subject to Planning)

Sale Price: Upon Application



[CLICK HERE FOR A VIRTUAL TOUR!](#)



TANNAHILLS, 100 NEILSTON ROAD, PAISLEY, PA2 6EN

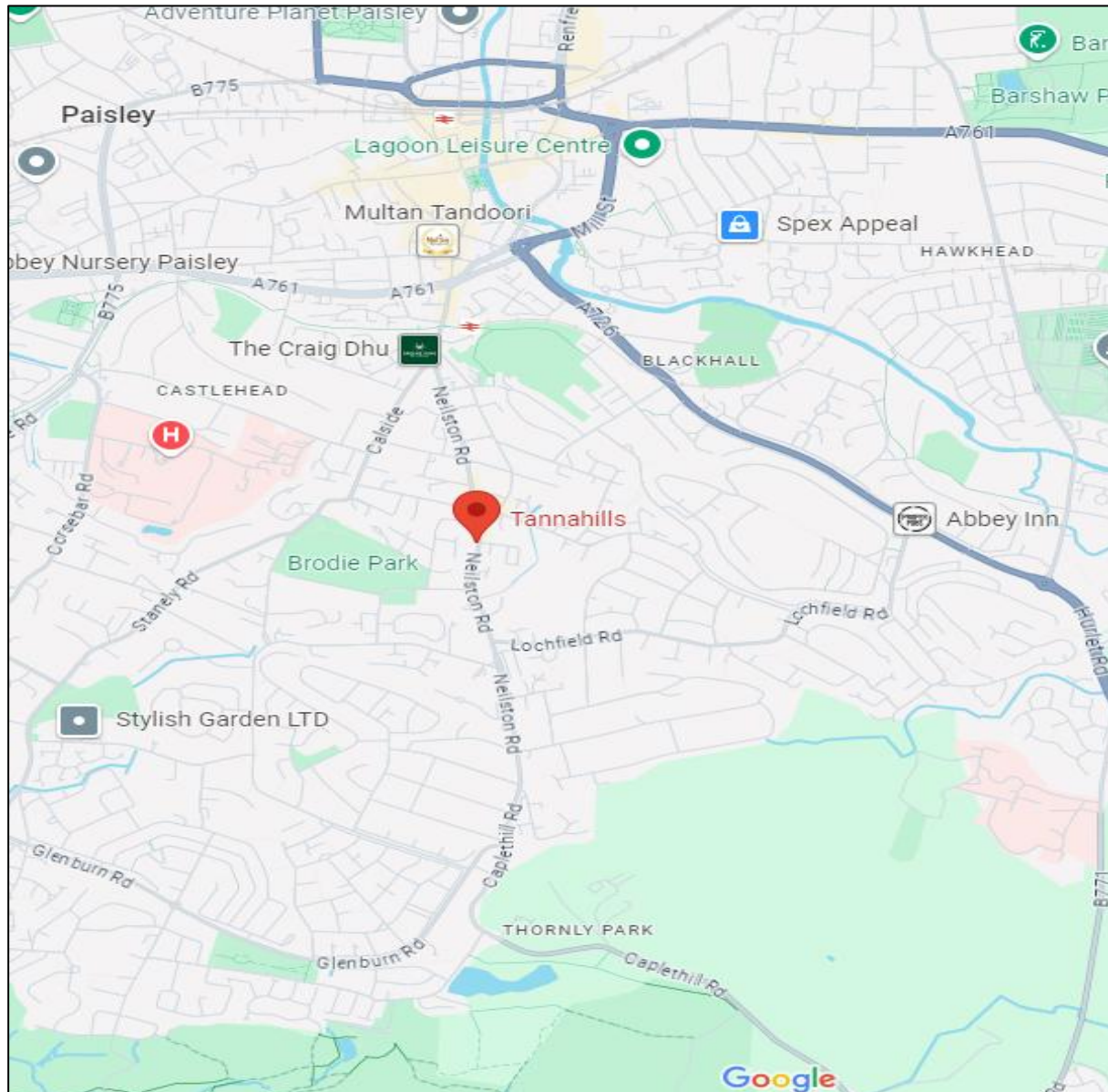
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Location

TANNAHILLS, 100 NEILSTON ROAD, PAISLEY, PA2 6EN



The subjects under consideration are located within the town of Paisley which has a population of around 77,000 and is the main administrative centre for the Renfrewshire Council area. Paisley is located approximately 7 miles west of Glasgow city centre and lies approximately one mile south of Glasgow International Airport.

The town benefits from direct access to the M8 motorway and the A737 along with the M77/A77 and is served by a wide range of services and facilities within the town centre whilst in addition, benefitting from good transport links by both road and rail.

The subjects are located on the west side of Neilston Road between its junctions with Braids Road and Mary Street within the Charleston area of Paisley, a short distance to the south of the main town centre.

The surrounding area is of a mixed secondary commercial and residential nature with nearby occupiers including a large Morrisons superstore with the subjects also being in close proximity to Brodie Park and the Royal Alexandra Hospital.



[CLICK HERE FOR LOCATION](#)



Description

TANNAHILLS, 100 NEILSTON ROAD, PAISLEY, PA2 6EN



The subjects comprise a public house occupying the ground floor of a mid terraced four storey tenemental property of traditional blonde sandstone construction, being set beneath a pitched and concrete tiled roof arrangement. The site would appear to extend to the footprint of the building only with no external areas

The rear elevation of the building is of hammer dressed sandstone and the upper floors of the property of which the subjects form part are occupied by unrelated residential apartments.

The small garden/drying area to the rear of the tenement is shared by the occupiers of the upper floors only with the subject property having access only via the close/pend entrance to the rear for loading purposes to the cellar.

The internal accommodation comprises a Public Bar Lounge Bar, Office, Toilets, Cellar and Stores

ACCOMMODATION

DESCRIPTION	SQM	SQFT
Bar Accommodation	65.70	707
Ancillary Accommodation	31.06	334
TOTAL	96.76	1,041

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



Photographs

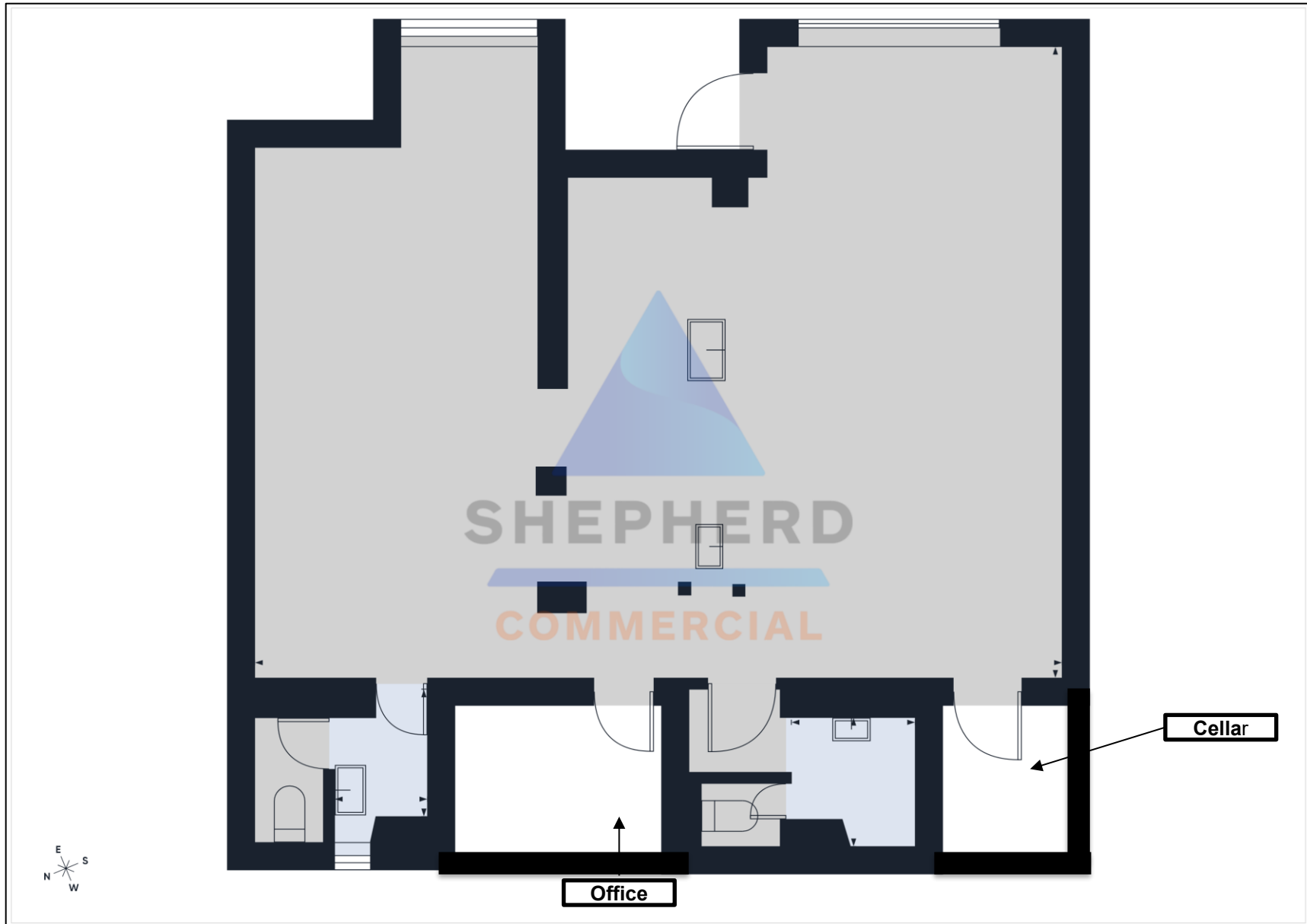
TANNAHILLS, 100 NEILSTON ROAD, PAISLEY, PA2 6EN





Floor Plan

TANNAHILLS, 100 NEILSTON ROAD, PAISLEY, PA2 6EN





SALE PRICE

Upon Application

PLANNING

We understand that the property benefits from Class 3 (Food & Drink) Planning Consent. The property may suit alternative uses subject to obtaining all necessary planning consents. It will be incumbent upon any incoming tenant to satisfy themselves in this respect.

LEGAL COSTS

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

VAT

Unless stated, all figures quoted are exclusive of VAT

RATEABLE VALUE

The subjects are entered into the Valuation Roll at a Rateable Value of £15,000. The rate poundage for 2026/2027 is 48.1p to the pound. As such, the property will benefit from Rates Relief via the Scottish Government's Small Business Bons Scheme.

EPC

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

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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