



6 Glasgow Road, Paisley, PA1 3QA

Prime Location

- Prominent Frontage
- Ground Floor Unit
- Class 3 Consent
- Held on 15year FRI Lease (2041 Expiry)
- 10year Guaranteed Income
- Passing £25,000p.a.x
- Price: £260,000

LOCATION

Situated in west-central Scotland, Paisley lies 7 miles (11 km) west of Glasgow, on the banks of the White Cart Water, a tributary of the River Clyde. It's part of the Glasgow City Region, benefiting from proximity to Scotland's largest city and excellent transport links, including four railway stations, the M8 motorway, and Glasgow Airport just minutes away

Paisley's economy has evolved from its 19th-century dominance in textiles—where it became a global leader in thread production and shawl manufacturing—to modern sectors like whisky blending, bottling, and services. Key strengths include its strategic location within Scotland's economic powerhouse region, accounting for a significant share of national GVA, jobs, and businesses. The town boasts the second-highest concentration of listed buildings in Scotland, supporting a vibrant cultural and heritage scene that drives tourism. Recent recognition as Scotland's Town of the Year in 2025 highlights its resurgence through cultural regeneration and investment. A Business Improvement District with over 600 businesses fosters local commerce, while the university presence adds educational and innovative capacity.

With £100 million in high street regeneration funding, Paisley is poised for reinvention, focusing on retail revival amid challenges like online shopping and out-of-town parks. Opportunities lie in leveraging its industrial legacy for tech and creative industries, as the town transitions from textiles to innovation hubs.

PROPERTY

The property comprises a ground floor retail unit set within a larger mixed use development. The property offers an aluminium framed and glazed display frontage with single entrance door.

Internally the space offers an open plan customer ordering / waiting area with partitioned exposed kitchen with partitions to the rear forming office, stores, walk-in chillers and w.c facilities



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AREA
96sqm (1,033sq ft)

LEASE SUMMARY
The property is held on a new full repairing and insuring head lease to Glenshire Brands (1) Ltd t/a Pizza Hut, expiring February 2041 at a passing rent of £25,000 per annum with rent reviews every 5 years at open market value subject to a 10% cap. The tenant has an option to determine in 2036.

Glenshire Brands are a family run firm operating across Scotland with convenience and franchise operations. In 2023 Glenshire acquired 16 Pizza Hut stores increasing their Pizza Hut operations to c. 23 in Scotland.

SALE
The property is available on a freehold investment basis for £260,000

V.A.T
Our client has opted to waive their option to tax, as such the transaction will be treated as a Transfer of a Going Concern (ToGC). Further information available on request.

LEGAL
Each party shall bear their own legal costs incurred in the transaction

VIEWING
Whilst it is a good idea to visit a property investment that is being marketed for sale as a customer before making a formal viewing, it is vitally important that such visits are carried out confidentially and that no approach is made to the staff, operators or customers of the business.

Many investments are being marketed confidentially and the staff and locals may not know that the property is on the market, therefore a casual approach can adversely affect the business

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Anti-Money Laundering
In order to comply with anti-money laundering legislation, the successful purchaser / tenant will be required to provide certain identification documents.

The required documents will be confirmed to and requested at the relevant time

Property Misdescription Act 1991:
The information contained within 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 out with our control. When we are advised of any change we will inform all enquiries at the earliest opportunity.