



TO LET



FALCONER
PROPERTY CONSULTANTS

**GARAGE,
LOCHLIBO ROAD,
SHILFORD, NEILSTON
G78 3BA**

- LEASE FROM £17,000 PER ANNUM
- 2,805 SQFT
- MOT STATION / GARAGE
- LARGE SLIDING DOOR
- 100% RATES RELIEF (SUBJECT TO QUALIFICATION)
- BUSY LOCATION
- PRIVATE PARKING

LOCATION

Neilston is a village and parish in East Renfrewshire in the west central Lowlands of Scotland. It is in the Levern Valley, two miles southwest of Barrhead, 3¼ miles south of Paisley, and 5¾ miles south-southwest of Renfrew, at the southwestern fringe of the Greater Glasgow area. Neilston is a dormitory village with a resident population of just over 5,000 people.

The subjects are located on the southern side of Lochlibo Road at its junction with Cowden Brae.

DESCRIPTION

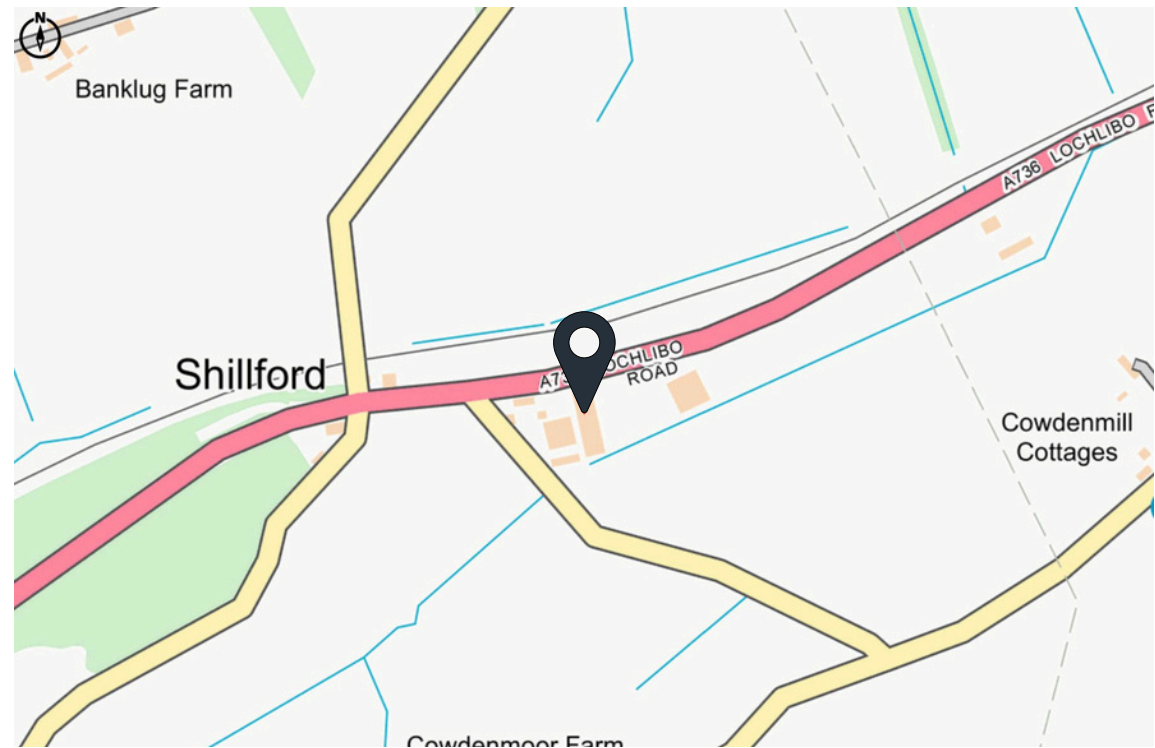
The subjects comprise a semi-detached single storey industrial property of steel portal frame construction with brick walls and surmounted by a pitched and insulated profiled sheet roof. The property is accessed via a large sliding door.

Internally the property comprises a vehicle workshop and MOT station providing open plan workshop area, w.c and communal kitchen. Brake tester, 2 post ramp and 4 post ramp are all included along with everything required to undertake MOTs. The building is to be cleaned out prior to a new tenant taking occupation.

There is potential income from servicing the landlords fleet of vehicles of approximately £25,000 per annum.

PROPOSAL

Lease from £17,000 per annum for a new FRI lease.



FLOOR AREAS

From sizes taken during our inspection we calculate the subject property, measured in accordance with the RICS Code of Measurement Practice (second edition, January 2018) to extend to the following approximate gross internal area (GIA):

260.6m²/2,805ft²

PLANNING

All queries in relation to redevelopment/ reconfiguration of the subjects should be addressed to East Renfrewshire Council Planning Department.

RATING

Rateable Value £9,000.

EPC

A copy of the EPC will be available upon request.

CLOSING DATE

A closing date may be set and all interested parties should make a note of interest at the offices of the Sole Agent. We reserve the right to sell or let the property without setting a closing date and we are not obliged to accept the highest or indeed any offer for the sale or lease of the property.

VAT

N/A.





DISCLAIMER

Falconer Property Consultants 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 only 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 must satisfy themselves by inspection or otherwise as to the correctness of each of them: (iii) no person in the employment of Falconer Property Consultants 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. Published April 2026.



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**VIEWINGS
AND
FURTHER
INFORMATION**

Strictly by appointment through the Sole Agent:

SANDY FALCONER

BSc (Hons) MSc MRICS

 **STIRLING: 01786 234 000**

 **PERTH: 01738 230 200**

 **EMAIL: info@falconerproperty.co.uk**

www.falconerproperty.co.uk