



Charleston House, 87-95 Neilston Road, Paisley

Offers Over £340,000





Ground Floor

Floor area 317.4 m² (3,416 sq.ft.)



First Floor

Floor area 326.5 m² (3,515 sq.ft.)

TOTAL: 643.9 m² (6,931 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

THE PROPERTY

Nestled on the bustling Neilston Road in Paisley, Charleston House is a dynamic commercial premises previously a multi-business centre offering fantastic exposure to both vehicle and pedestrian traffic. Spanning approx impressive 5,500ft² across two expansive floors, this versatile property is ideal for a range of business opportunities. Whether you envision a single large enterprise or a centre with multiple distinct business ventures, Charleston House delivers the flexibility to generate multiple income streams, making it an impressive rental investment.

Security and functionality are paramount at Charleston House. The building is protected by an active alarm system, electric shutters on both the front and rear, and secure door entry systems for each wing. Additionally, a fully enclosed private car park accommodates up to 30 vehicles, with a large timber storage unit that can serve as a workshop or be removed to provide direct access to Neilston Road.

The ground floor offers excellent street-level access from Neilston Road, with a large, slabbed forecourt. Expansive windows flood the space with natural light, perfect for a shop, café, or gym. Beyond the main open-plan area, you'll find several flexible rooms, equipped kitchens, bathrooms, and two staircases leading to the upper wings.

The first floor boasts eight private office rooms and a semi-partitioned room, ideal for a variety of ventures such as physiotherapy, wellness treatments, or counselling services. Each wing is thoughtfully designed with kitchens and bathrooms, ensuring convenience for both staff and clients.

Charleston House offers an endless array of possibilities for the discerning investor or business owner. Its prime location on a main bus route and just a one-minute drive from Paisley Canal Train Station ensures excellent connectivity between Ayrshire, Renfrewshire, and Glasgow. Situated in Paisley, a thriving town on the rise, the property is the perfect foundation for a thriving enterprise.

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Viewing by appointment only - please contact The Property Boom to arrange a viewing or for any further information and a copy of the Home Report. Any areas, measurements or distances quoted are approximate and floor Plans are only for illustration purposes and are not to scale.

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