For Sale

Development Site
Blackhall House
Blackhall Lane
Paisley
PA1 1TA

June 2015

- Suitable for residential or commercial redevelopment, subject to planning
- Close to Paisley Town Centre
- Site Area: 1.23 acres (0.50 hectares)
- Closing Date 31st July 2015
- Proposals sought for refurbishing existing Grade C listed buildings

gva.co.uk
**Location**

The site is prominently positioned on the corner of Blackhall Street and Blackhall Lane, just off Lonend, close to Paisley town centre which lies approximately half a mile to the north.

The site benefits from excellent road links, connecting on to the Paisley ring road, allowing easy access to Glasgow Airport, the M8, the A726 (South Glasgow) and the A737.

**Description**

The site accommodates three Grade C listed buildings, which have lain vacant since 2008, and a large concrete surfaced secure compound providing car parking or storage space.

**Blackhall House** is the main building which comprises a brick built office building set over four floors. The building was constructed in 1848 as a purpose built silk throwing mill.

**Anchor House** adjoins Blackhall House and is a two storey brick built office building incorporating a dedicated garage facility.

**Hamilton House** is set immediately behind Blackhall House and is a two storey brick building providing a mixture of office and warehouse/storage space.

**Area**

GVA James Barr has not measured the buildings although understand that the total Gross Internal Area is approximately 55,000 sq ft (5,109 sq m).

The total site area extends to approximately 1.23 acres (0.50 hectares).

**Planning Summary**

The site currently has planning permission for Class 4/5/6 (Business/General Industrial/Storage or Distribution) and was the last use on-site. Renfrewshire Council have also recognised that residential use in principle would also be acceptable (subject to planning permission). Retail at this location would not be acceptable to the local authority.

**Viewings**

Given the time the buildings have been lying empty, GVA James Barr cannot guarantee that viewings can be safely conducted and internal viewings will not be possible unless special arrangements are made.

**Offers**

A closing date is set for 31st of July 2015 and unconditional offers are sought for our client’s heritable interest with vacant possession. Detailed proposals for the refurbishment of the existing buildings and proof of funds are expected at the closing date. Please note that any proposals involving the demolition of the listed buildings will not be considered.

For further information or an appointment to view please contact:

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