

16-18 KILBLAIN STREET, GREENOCK, PA15 1SR



TOWN CENTRE LOCATION



- Busy Thoroughfare
- Hot Food Consent Granted
- Ground Floor
- 1,507sq ft
- Class 1 / 2 Consent
- Rent: £16,000p.a.x
- Price: On Request

LOCATION

The property is situated on the east side of Kilblain Street north of its junction with Inverkip Road within Greenocks town centre.

The area is characterised with an array of local and national commercial occupiers with B&M and McGills Bus Terminus adjacent with residential dwellings situated in the surrounding periphery. Neighbouring occupiers include Sports Direct, Watsons Butcher, Iceland and Liquor Shed.

PROPERTY

The property comprises a ground floor mid-terraced retail space with a larger single storey commercial parade surmounted by a pitched roof.

The development benefits from rear access via a private road at the north of the development. The property benefits from a single glazed frontage with single access door leading to an open plan retailing space.

The property has been refurbished by the former tenant to include plastered and painted walls with new floor coverings, with the added benefit of an air conditioning system. Lighting is provided by way of L.E.D. panels and spots recessed within the suspended ceiling.

AREA

The property has been calculated to extend to the following internal area:

Ground: 140sqm (1,507sq ft)

NAV/RV

The property has been assessed and entered on the valuation roll with a combined value of:

£18,900

RENT

The property is available on a new full repairing and insuring head lease for a negotiable terms for £16,000p.a.x.

SALE

The property is available on a freehold basis price on request





V.A.T

Figures quoted exclusive of V.A.T.

TITLE & LEASE

Available on request

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.



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