



## Class 3 Hot Food Gourock Takeaway To Let

POA

### Summary

**The Available from early 2024, this fantastic Class 3 Hot Food takeaway in Gourock has undergone a transformation following external renovation works to ready for new occupancy and is located directly off of the A78 main road through the popular and growing Gourock town centre.**

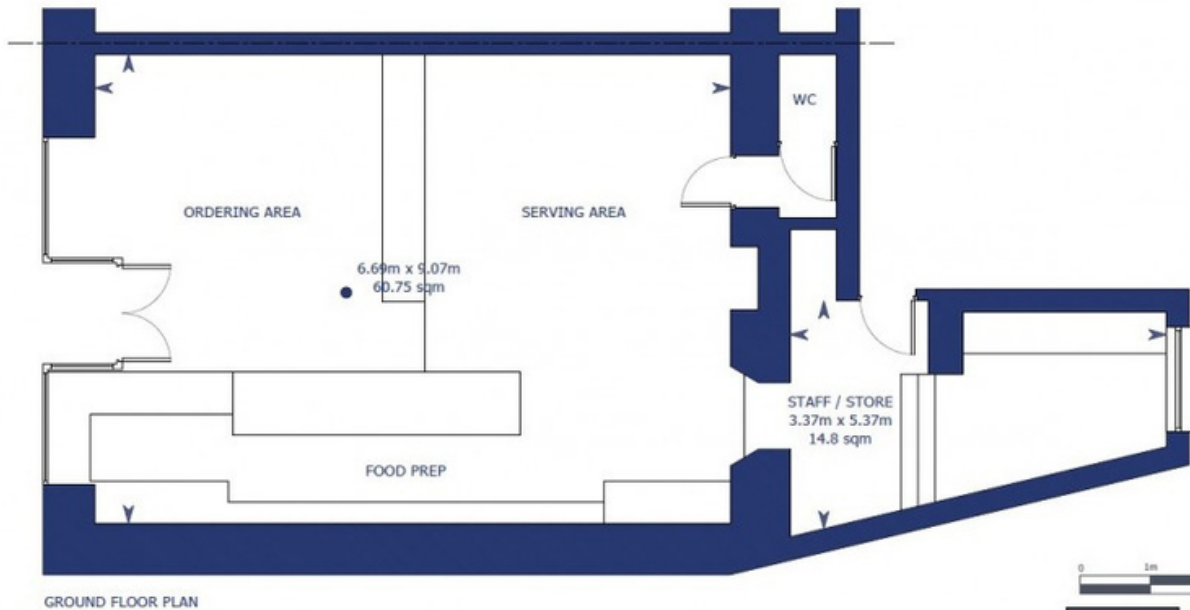
Home to the former Wee Chippy for over three decades, the property has lain vacant for the past six years, with the internal elements in the process of being removed.

Extensive works have taken place externally on the building to refurbish what was a tired property into a vibrant new space ready for a growing business.

### Features

- Rarely Available Freehold Opportunity
- 0.53 Acres In Total
- 7 Units Totalling 6,665 Sq Ft
- Well-Connected Business Location
- Planning Permission Granted
- 100% Rates Relief Available
- Instant Access to A8/M8
- Close to Amenities
- Port Glasgow Centre - 3 Min Drive
- Ocean Terminal - 10 Min Drive
- Glasgow Int Airport - 13 Minute Drive
- Glasgow City Centre - 23 Minute Drive

# 86 Shore Street, Gourock, PA19 1RD



## Property Overview

**PAs as a result, this property is set to be available to enter from early 2024, with our client open to discussions with new occupants as to intended use.**

The current layout provides a good-sized waiting/ordering area at the front of the building, which leads to a large kitchen area with toilet, lobby and wash up area to the rear.

The property is set to be cleared internally, with the landlord willing to work alongside a new tenant to create a long-term partnership for the property.

There is a range of on-street parking for staff and visitors.

Gourock is a thriving town, bucking the retail challenges nationally, with a high demand for units like this in and around the town centre area. As a result, this property is expected to be popular and likely to be let quickly.

Further images and a virtual tour are to follow with viewings to be scheduled in advance to enable entry.

## PLANNING

A previous planning application in 2016 to Inverclyde Council (16/0275/IC) for a change of use of hot food takeaway to restaurant (Class 3) together with the removal of existing roller shutters, installation of retractable canopy and repainting of shopfront was approved but has since lapsed.

**Measurements** - 79 sq m - 850 sq ft

**Rates** - From the Assessor's website, we note the subjects are in the current Valuation Roll with a Rateable Value of £4,800. The property qualifies for 100% rates relief through the Small Business Bonus Scheme, subject to occupier status.

**EPC** - A copy of the Energy Performance Certificate is available upon request.

**Entry** - An early entry is available.

**Terms** - The subjects are available to lease on full repairing and insuring terms. Each party is to be responsible for its legal costs and outlays, including VAT incurred.

**Price** - POA

**Anti-Money Laundering** - To comply with anti-money laundering legislation, the successful tenant will be required to provide certain identification documents.

**For further information concerning the quoting rents and likely incentives, please contact Bowman Rebecchi.**

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