

Retail - In Town

TO LET / FOR SALE

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OVER 2 FLOORS



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26 West Blackhall Street, Greenock, PA15 1UE

Retail premises over 2 floors available to let in Greenock town centre

Summary

Tenure	To Let / For Sale
Available Size	347 to 1,327 sq ft / 32.24 to 123.28 sq m
Rent	£6,500 per annum
Price	Offers in the region of £60,000
Rates Payable	£4,681.20 per annum
Rateable Value	£9,400
EPC Rating	Upon enquiry

Key Points

- Town centre location
- High levels of footfall
- Property over 2 levels
- Nearby car parking

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Description

The property comprises a mid-terraced ground and first floor retail unit. The subjects benefit from an attractive full height glazed frontage with security roller shutters under a non-illuminated fascia board.

Internally, the subjects comprise a split level retail area at ground floor level. The main retail area benefits from a linoleum floor covering and suspended grid ceiling tiles which incorporate recessed fluorescent and spot lighting. Ancillary storage and a small tea prep and WC facilities are situated on the first floor. There is no gas supply to the property and space heating is provided via electric radiators.

Location

Greenock, the administrative centre for Inverclyde, is located in west central Scotland on the banks of the Firth of Clyde. It lies approximately 24 miles west of Glasgow city centre, with the M8 linking the town to the motorway network. There are mainline railway services, via Greenock West and Greenock Central Railway Stations, and regular bus services linking Inverclyde to the rest of the country.

The property is located in the heart of Greenock town centre and adjacent to the Oak Mall, the main shopping centre serving the town. The subject property is situated on the east side of West Blackhall Street, close to the A78 which is a main arterial route through Greenock. The surrounding area is predominantly commercial in nature. The property is a 2 minute drive from Greenock West Railway Station and Whinhill Station takes around 7 minutes' to reach. Nearby businesses include Bonmarche', VPZ and Yorkshire Building Society.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	980	91.04
1st	347	32.24
Total	1,327	123.28

Offers

The subjects are available to lease on a full repairing and insuring basis, for a term to be agreed, at a rent of £6,500 per annum. Alternatively, our clients' may consider selling their heritable interest at offers in the region of £60,000.

VAT

The subjects are elected for VAT, therefore, VAT is payable on the rent or sale price.

Legal Costs

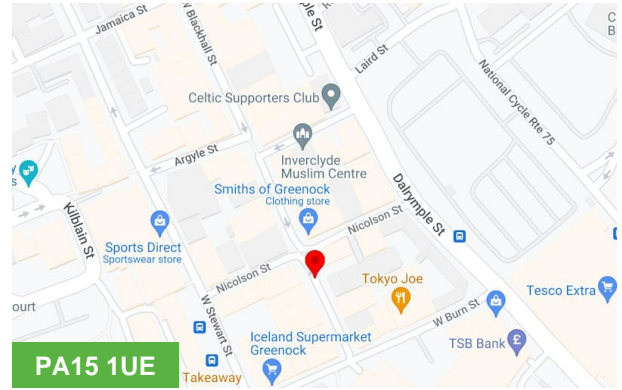
Each party will be responsible for their own legal costs.

Rateable Value

According to the Scottish Assessors Association, the subjects have a Rateable Value of £9,400. The occupier may be eligible for rates relief, subject to status.

EPC

A copy of the Energy Performance Certificate (EPC) is available upon request.



Viewing & Further Information



Shahzad Shaffi

0141 291 5786 | 07742 333 933

ss@kirkstoneproperty.com

