



1A, MEARNS STREET, GREENOCK, PA15
4PP





Description

Offering a rare development opportunity this OFFICE UNIT has been officially granted permission for change of use from a commercial to residential property. At this stage no detailed plans have been submitted for the design of the home allowing interested parties to design a property meeting their own requirements. The office is situated within a traditional building with residential flats in the remainder of the property. The spacious accommodation provided should allow for the creation of a two bedroom garden flat with private rear door access, subject to requisite permissions being granted.

There is a private paved patio area next to the entrance door to the property. Specification includes: gas central heating and the building is protected by an alarm system. Centrally located close to the Town Centre with a range of shops and amenities plus Greenock Central railway station offers a frequent service to Glasgow.

Currently apartments comprise: long Entrance Hallway is reached by a timber door with the WC compartment offering a basic two piece suite. There are three Office Rooms all with windows. The front facing office has a door leading directly to the private patio area. The remaining apartments offer a Kitchen Area, Waiting Room and Boxroom.

Viewing is highly recommended for this chance to create a residential property within a central location.

Measurements

Hallway

WC Compartment

Office Room 1

4.01m x 5.79m (13'2 x 19'0)

Office Room 2

4.80m x 3.96m (15'9 x 13'0)

Office Room 3

2.82m x 3.15m (9'3 x 10'4)

Waiting Room

1.85m x 1.80m (6'1 x 5'11)

Boxroom

2.24m x 3.18m (7'4 x 10'5)

Kitchen Area

3.18m x 2.79m (10'5 x 9'2)



Floorplans are indicative only - not to scale
Produced by Plushplans









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next
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Agents Notes:

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