

TO LET

RETAIL UNIT

PROMINENT AND VISIBLE
SHOPFRONT

POPULAR RETAIL LOCATION

162.99 SQ. M. (1,754 SQ. FT.)

FREE ON STREET DISC
PARKING

PARTIAL RATES REMISSION
AVAILABLE TO QUALIFYING
OCCUPIERS

OFFERS OVER £9,500 P.A.



WHAT 3 WORDS



35 WEST BLACKHALL STREET, GREENOCK, PA15 1UT

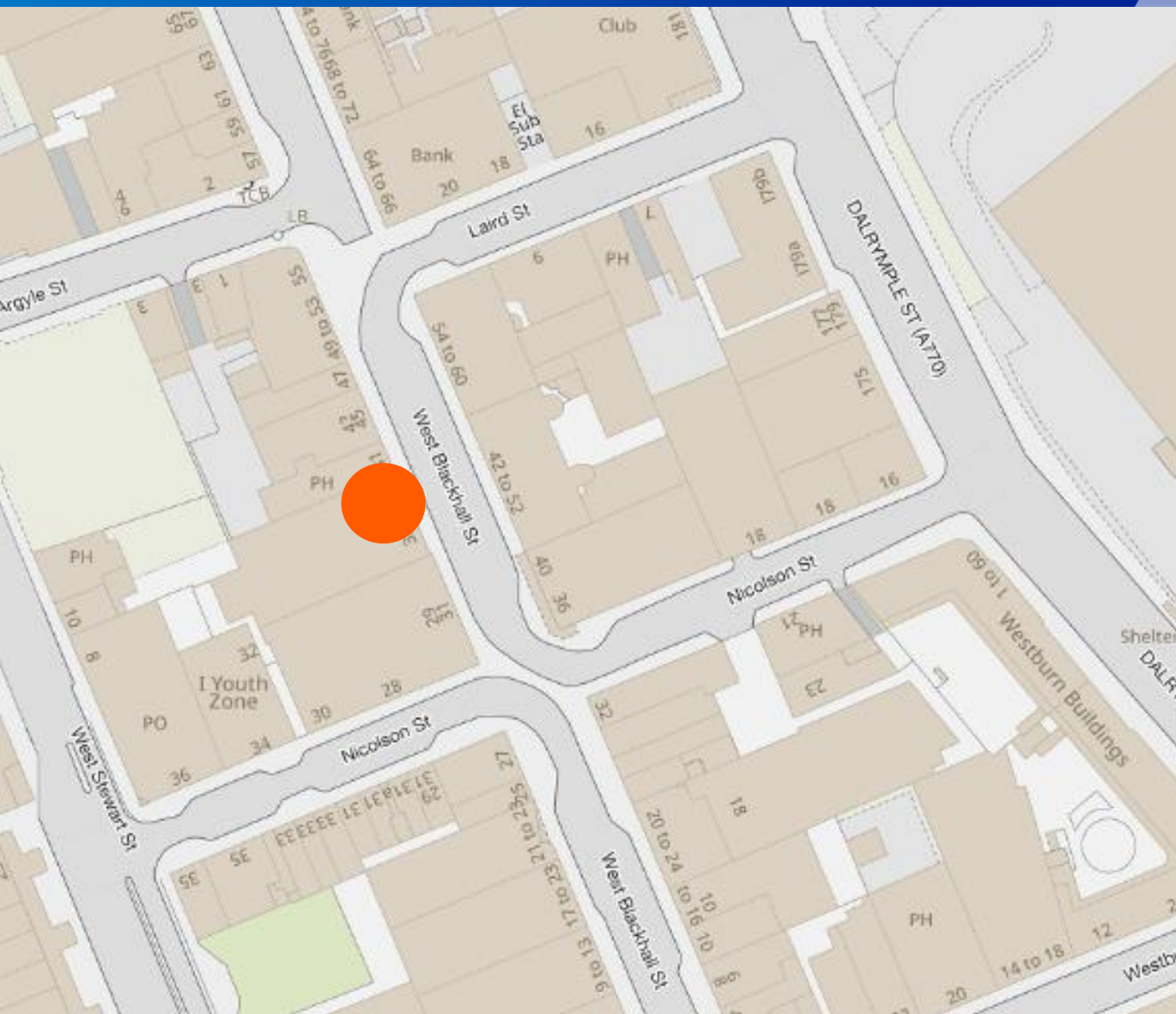
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Location

35 WEST BLACKHALL STREET, GREENOCK



The property is situated at ground floor level on the west side of West Blackhall Street a long-established shopping parade in Greenock town centre. Occupiers in the immediate vicinity are a mix of local and national operators including Paddy Power, Nationwide, Smiths Clothing and Slater Hogg & Howison Estate Agents.

Greenock is the largest town in Inverclyde with a resident population of around 62,000 and is around 23 miles from Glasgow with excellent transport links by road and rail.



FIND ON GOOGLE MAPS



Description

35 WEST BLACKHALL STREET, GREENOCK



The subjects comprise the ground floor of a mid-terraced retail parade set within a 3 storey brick building with flat roof. The shop has a fully glazed, metal framed frontage and a single, slightly recessed pedestrian entrance doorway secured by an electric roller shutter.

Internal accommodation comprises sales area, staff counter with storage and w.c. facilities to the rear.

Accommodation

	m ²	ft ²
Total	162.99	1,754

The above floor areas have been calculated on a Net Internal Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).



Rental

Offers in excess of **£9,500 per annum** are invited.

Lease Terms

The property is available on a new full repairing and insuring lease of negotiable length.

Rateable Value

The property is currently entered in the Valuation Roll as follows:

RV £13,700

Partial rates remission is available to qualifying occupiers under the Small Business Bonus Scheme.

Energy Performance Certificate

A copy of the EPC is available upon request.

VAT

All prices, rents and premiums, where quoted, are exclusive of VAT.

Prospective purchasers/lessees are advised to satisfy themselves independently as to the incident of Value Added Tax in respect of this transaction.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction with the tenant being responsible for tax and registration dues in the normal fashion.

Get in Touch

For further information or viewing arrangements please contact the sole agents:



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Shepherd Chartered Surveyors

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t: 01292 267987 Option 2



ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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