

TO LET

**Rarely available
industrial/trade
counter**

**Strong surrounding occupiers -
Tesco Extra, Waterfront Retail
Park & Greenock Cruise
Terminal**

**Dedicated yard-space to front
and rear**

GIA - 661 Sq M/7,115 Sq Ft

£40,000 per annum



WHAT 3 WORDS

198-200 DALRYMPLE STREET, GREENOCK, PA15 1LE

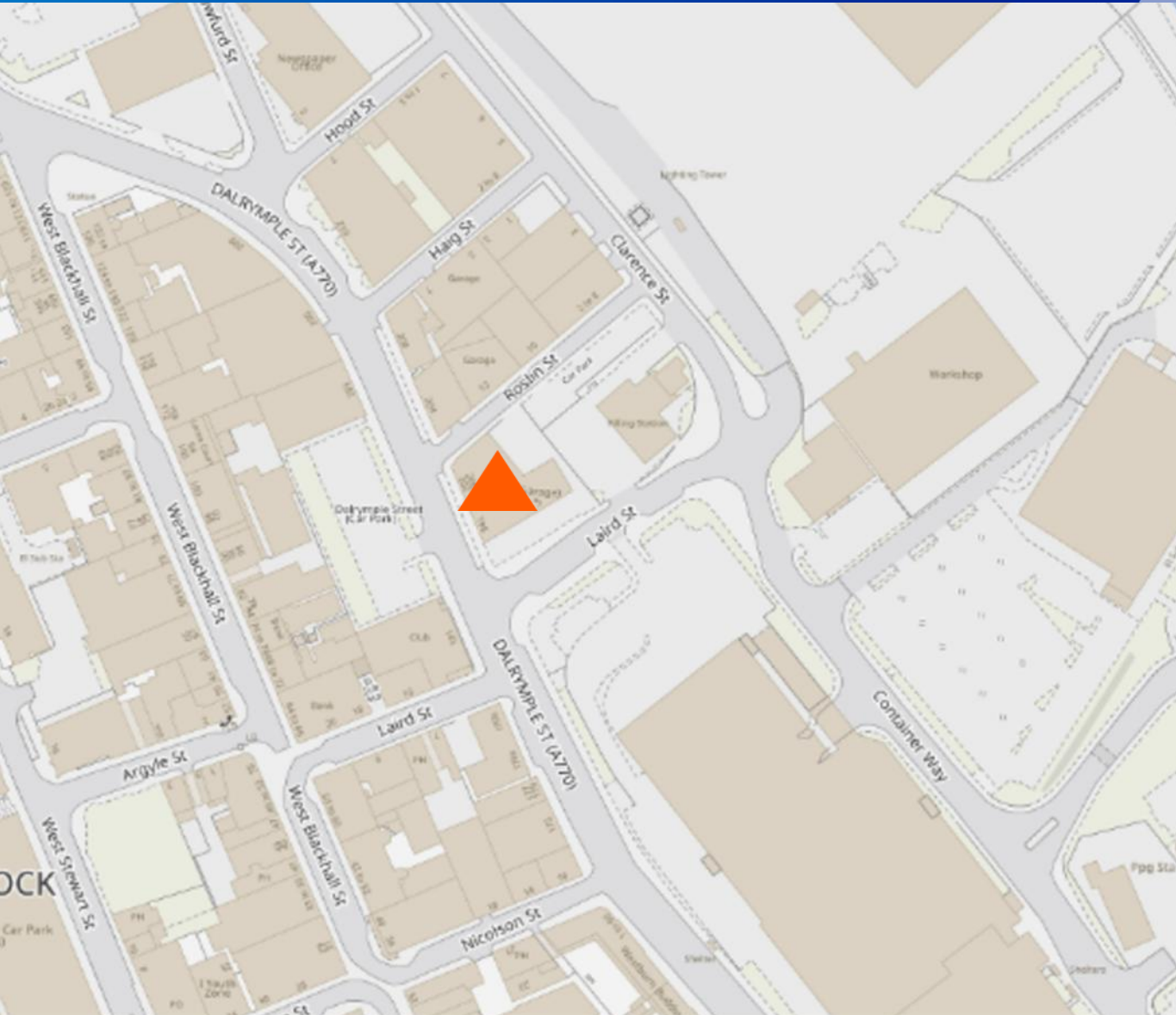
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Location

198-200 DALRYMPLE STREET, GREENOCK,
PA15 1LE



Greenock, located on the Firth of Clyde, is the principal town within the Inverclyde Council area and, together with the adjoining towns of Gourock and Port Glasgow, has a resident population of approximately 80,310 (Census 2022).

The town has a wide range of services and benefits from good transport links by both road and rail. Glasgow is located approximately 25 miles North East and is accessible via the M8 motorway.

The subjects are located within a busy thoroughfare nearby to the port with strong surrounding occupiers including Tesco Extra, Waterfront Retail Park and Greenock Cruise Terminal.



FIND ON GOOGLE MAPS



Description

198-200 DALRYMPLE STREET, GREENOCK,
PA15 1LE



The subjects comprise a detached single storey workshop of brick construction, harled externals with flat roof over. There is a 2 storey section to the corner elevation surmounted by a pitched roof clad in slate which benefits from modern PVC windows.

The property is accessed via six roller doors to the front elevation leading to typical workshop style accommodation with partitioned offices, reception and WC.

First floor accommodation is currently utilized for storage only, although does benefit from modern PVC windows.

The property benefits from yard-space/parking to the front elevation with further yard-space currently used as staff parking to the rear.

Services are of 3 phase electricity, mains water and mains drainage. Lighting is of fluorescent strip and LED. Heating within staff accommodation is of electric.

	m ²	ft ²
Ground	661	7,115

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



Rental

£40,000 per annum

Lease Terms

Our client is the tenant under a lease expiring in April 2033 with a break option at April 2028. Our client wishes to sub-let/assign their interest.

Planning

We assume the property benefits from Class 4/5/6 planning permission in terms of the Town and Country Planning (Use Classes) (Scotland) Order 1997 as amended.

Rateable Value

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

RV £20,000

Energy Performance Certificate

The property has an energy rating of A. 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. In the case of a lease the tenant will be responsible for tax and registration dues in the normal fashion.



Get in Touch

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



Kevin Bell

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Daniel Bryson

d.bryson@shepherd.co.uk

Shepherd Chartered Surveyors

22 Miller Road, Ayr, KA7 2AY

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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