



PROPERTY CONSULTANTS

EXCELLENT TOWN CENTRE SHOP UNIT TO LET



4 WEST BLACKHALL STREET, GREENOCK, PA5 1UE

- Busy town centre shop unit.
- Substantial passing footfall.
- Located close to the main entrance of Oak Mall Shopping Centre.
- Potential for 100% rates relief.

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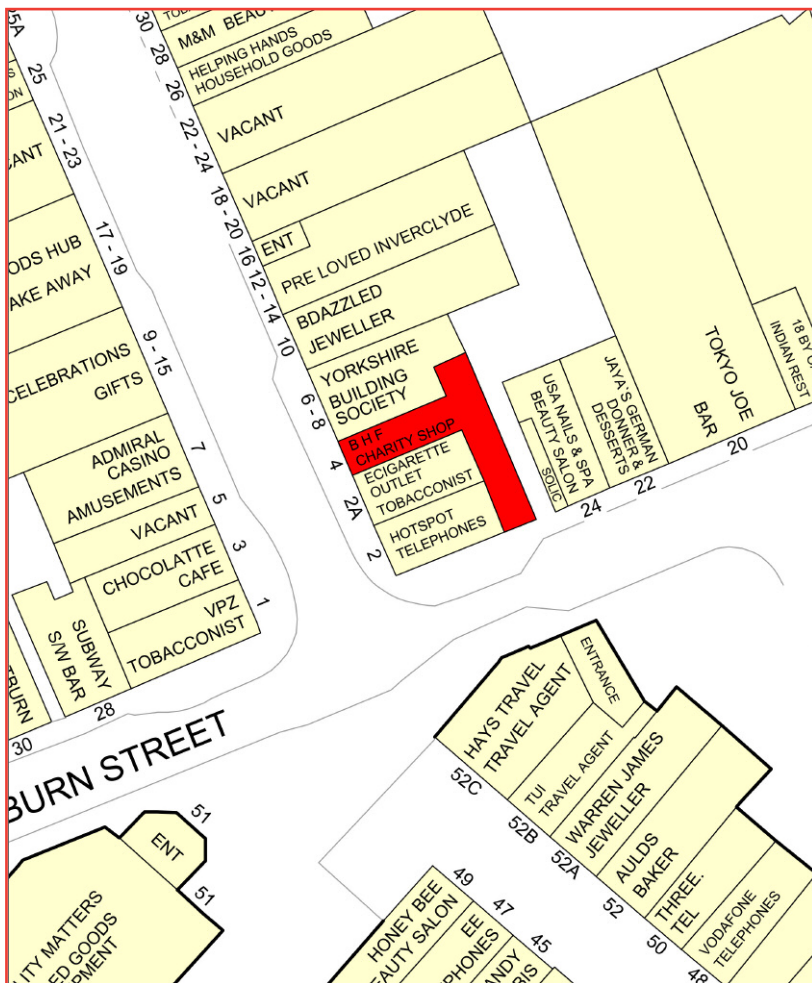


LOCATION

Greenock is situated approximately 20 miles west of Glasgow and has a resident population of around 45,000. It is the principal town within the Inverclyde Council area.

The town benefits from excellent transport links via road, rail and bus. The main train and bus stations serving the town are located within walking distance of the subject property.

The shop occupies an excellent town centre position, close to the Oak Mall Shopping Centre and with considerable passing footfall. West Blackhall Street is the main retailing location outwith the shopping centre and nearby retailers include **Yorkshire Building Society**, **Betfred**, **Cancer Research**, **Bonmarche**, **Admiral Amusements** and **VPZ**.



DESCRIPTION

The property comprises a ground floor retail unit with a single entrance door and display windows to either side.

Internally, the shop is arranged to provide a regular shaped front sales area and to the rear it has storage, staff and toilet facilities. There is a fire escape at the back of the shop leading onto West Burn Street.

We estimate that the property provides the following approximate dimensions and areas:

Internal Width	11'2"	3.40m
Ground Floor	1,112sq.ft.	103.3sq.m.

RATING

We understand from the local Assessors Department that the subjects are currently entered in the Valuation Roll as follows:

Rateable Value £9,000

Uniform Business Rate (2023/2024) £0.498.

*** An ingoing tenant may qualify for 100% rates relief through the Small Business Bonus Scheme. Interested parties should verify this information themselves.*

TERMS

The property is available on a long-term lease and we are seeking a rent of £12,000 per annum. There is no VAT payable on the rent.

EPC

Available on request.

PLANNING

The current use of the property is as a charity shop. Continued retail use would be acceptable and in addition, the property may also be suitable for alternative uses such as hot food, office etc, subject to planning.

Interested parties are advised to make their own enquiries directly with the local Planning Department about both existing and alternative uses.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with any transaction.

An ingoing tenant will be responsible for Land and Buildings Transaction Tax, registration dues and any VAT incurred thereon.

ANTI-MONEY LAUNDERING REGULATIONS

To comply with anti-money laundering legislation, the successful purchaser/tenant will be required to provide certain identification documents. The required documents will be requested at the relevant time.

**ENTRY**

Further details on request.

VIEWING & FURTHER INFORMATION

Please note the staff are unaware of the shops availability therefore viewing is strictly by appointment through:

Stephen Innes,

Lambert Innes Property Consultants

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Email: stephen@lambertinnes.co.uk

October 23

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