

**DALKIN + CO**

**TO LET**

**HIGHLY PROMINENT LARGE MULTI FRONTED  
SINGLE STOREY CORNER SHOP UNIT  
ON BUSY MAIN ROAD LOCATION**



**NEXT DOOR TO BUSY PHARMACY  
IDEAL FOR VETS / DENTIST / SURGERY / COFFEE / CONVENIENCE /  
SHOWROOM / OFFICE USES**

**MAY BE POSSIBLE TO SUB DIVIDE INTO 2 OR 3 UNITS**

**40 - 44 CARDWELL ROAD  
GOUROCK  
PA19 1UH**

126 West Regent Street, Glasgow, G2  
colin@dalkinandco.com

**0141 222 5790**



## Location

Gourock lies on the south side of the Firth of Clyde some 3 miles west of Greenock.

The subjects occupy a prominent corner position on the south side of Cardwell Road which forms the main thoroughfare through Gourock and links Greenock to Largs along the coastal road.

Cardwell Road is a mixed residential and commercial area with nearby occupiers including CO-OP and a number of local occupiers including **CARDWELL BAR**; **BLUEBIRD CAFE** whilst **PETTIGREWS PHARMACY** is the next door shop.

The local **FERRY PORT** is a short distance from the subjects along with the train station and these link Gourock to Dunoon and Glasgow City Centre.

**INVERCLYDE ROYAL HOSPITAL** and **INVERCLYDE ACADEMY** are both in close vicinity to the subjects as is **INVERCLYDE LEISURE CENTRE** and **OUTDOOR POOL**.

There is ample free on street parking both in front of the unit but also on Sharp Street which can also be used to access the rear service yard.

## Description

The subjects comprise a single storey corner retail unit in a small retail parade.

The building is covered by a hipped pitched and slated roof. There is a small secure rear yard for servicing and the unit also has a side door directly onto Sharp Street.

The shop is split into a front sales area with a rear storage area having access to the rear service yard.

## Accommodation

FRONTAGE	57'0 ( 17.4 m ) approx
DEPTH	48'0 ( 14.6 m ) approx
GROUND FLOOR AREA	2,871 sqft ( 266.7 sq m ) approx

## Rent

£36,000 per annum.



### Rateable Value

We understand that the subjects have a current rateable value of £11,000 and as such any ingoing tenant may qualify for 100% rates relief under the Small Business Bonus Scheme - further details on request.

### Lease

The subjects are offered on a new FRI lease for a minimum period of 10 years to incorporate 5 yearly rent reviews - a longer term lease is available.

### EPC

Available on request.

### Legal Costs

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

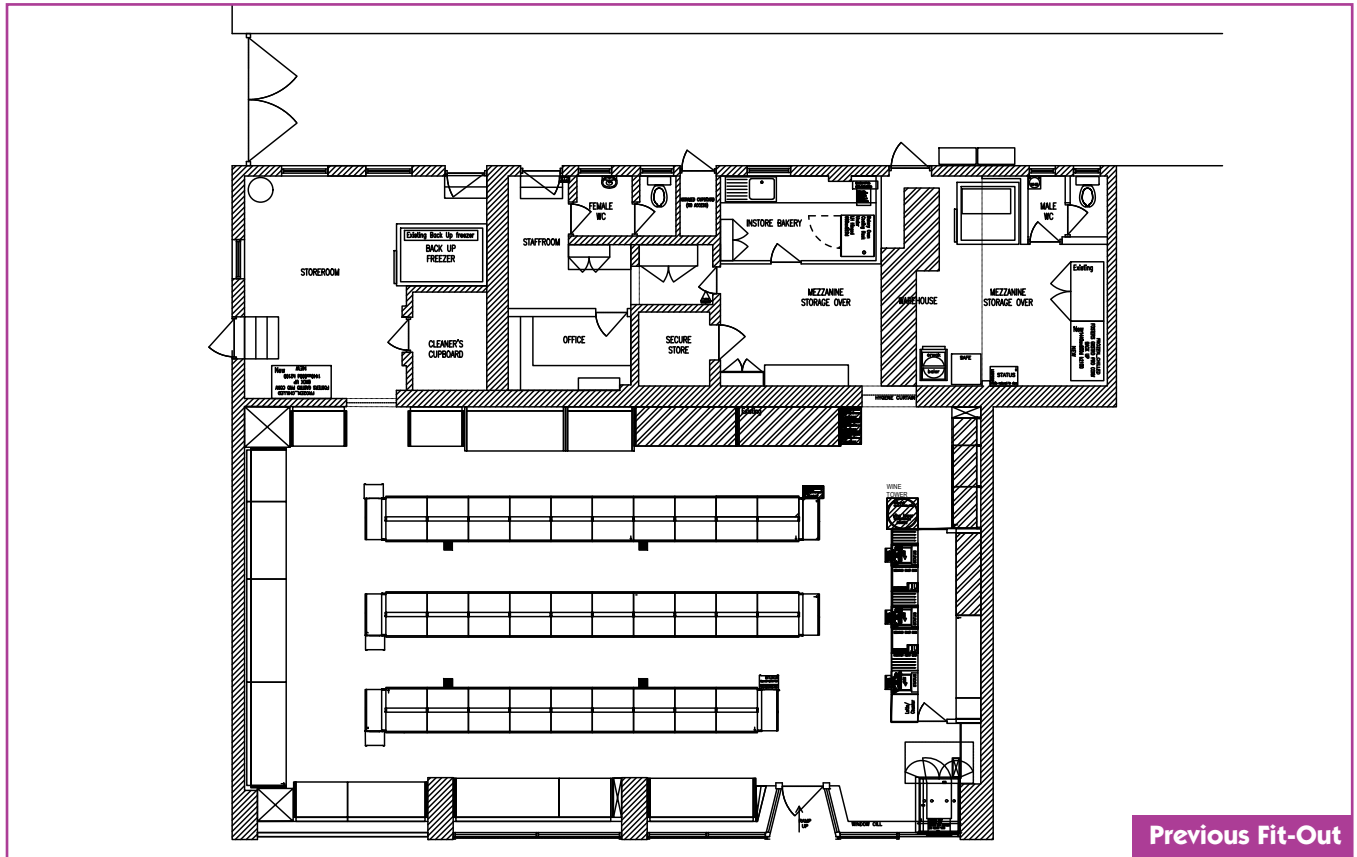
### VAT

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

### Entry

Immediate entry is available.





## Viewing & Further Information

Strictly by prior arrangement.

Please contact the sole agent to arrange viewing the property.

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