



TO LET/FOR SALE

LEISURE PREMISES

1 West Stewart Street, Greenock, PA15 1RJ

Former restaurant and nightclub premises.

Corner unit over ground and basement floor, with dedicated entrances.

Located in the heart of Greenock town centre.

Net Internal Area of 348.64 sq.ft. (3,753 sq.ft.)

Rental offers in excess of £20,000 per annum.

Offers in the region of £180,000.

LOCATION

The subjects are located on the west side of West Stewart Street close to its junction with West Burns Street and the A78. The surrounding area has a mixed range of national and independent occupiers. The area has a high footfall being situated between the bus station and the principal retail area of the town.

DESCRIPTION

The subjects comprise a closed restaurant and nightclub premises. The property is the end terrace unit, with corner aspect onto West Stewart Street.

Internally, the ground floor provides an open plan seating area, formerly used as the restaurant, with bar, kitchen and staff facilities to the rear. The basement is open plan in nature, with its own dedicated entrance, having been formerly used as a nightclub with bar and staff facilities to the rear of the unit.

ACCOMMODATION

We calculate the Gross Internal area of the subjects to extend to:

Basement Floor: 348.64 sq.ft. (3,753 sq.ft.)

RATES

From the Assessor's website we note the subjects are entered in the current Valuation Roll with a Rateable Value of £13,500.

The property qualifies for 100% rates relief through the Small Business Bonus Scheme, subject to occupier status.

Please note that a new occupier has the right to appeal the current assessment.

RENT

Offers of £20,000 per annum are invited on the basis of a new lease.

SALE PRICE

Offers in excess of £180,000 are invited for our client's heritable interest in the property.

VAT

All prices are quoted exclusive of VAT.

EPC

A copy of the Energy Performance Certificate is available upon request.

ENTRY

Entry is available upon completion of legal missives.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred during the transaction.

VIEWING & FURTHER INFORMATION

Strictly by prior arrangement with:-

Alister Gibson
T: 0141 352 6415
E: alister.gibson@dmhall.co.uk

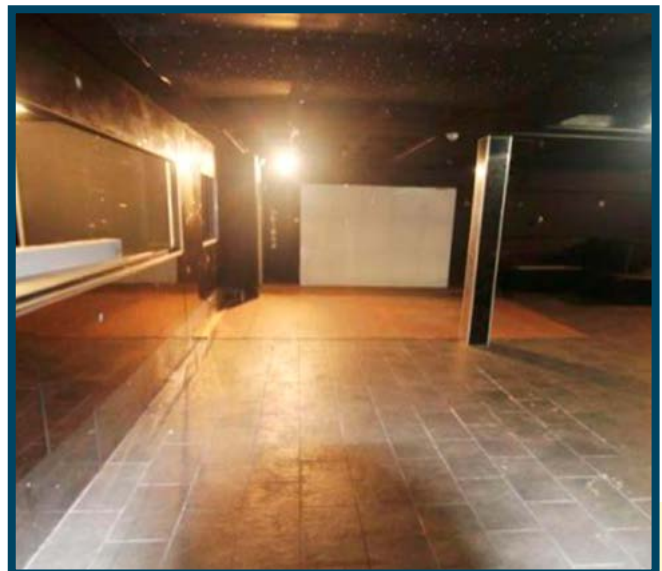
Anthony Zdanowicz
T: 01292 268 055
E: anthonyz@dmhall.co.uk

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