



17-19 West Blackhall Street, Greenock, PA15 1VA

Town Centre Full Building

- Hot Food Restaurant
- 6,497sq ft
- Well Presented
- Lease Incentives Available
- Rent: £30,000p.a.x
- Price: o/o £250,000

LOCATION

The property is situated on the west side of West Blackhall Street, between Nicolson Street and Western Street within the town of Greenock. The location offers a mix of national and local retailers, and direct access to the Oak Mall Shopping Centre. Greenock is a regional town in the Inverclyde Council area, approximately 20 miles west of Glasgow. The town is serviced by a number of train and bus operators, with the A8, A78 and M8 providing easy access around town, south towards Kilmarnock and east towards Glasgow.

PROPERTY

The building is of standard brick construction surmounted by a pitched roof and is presented in a fair condition. There is a glazed frontage with double entrance. The property comprises a two-storey mid terrace premises with ground floor retail accommodation and ancillary areas (storage, staff accommodation) at first floor. The property benefits from prominent large twin display windows flanking the double entrance door all of aluminium framed and glazed construction. Internally the property has been renovated by the tenant to include new ceramic tile flooring throughout, upgraded recessed L.E.D lighting with partition erected to the rear offering secluded loading area with access to the upper floor with stores, office, w.c facilities and staff room.

AREA

The property extends to the following floor areas:

Ground: 292.9sqm (3,153sq ft)

1st: 310.69sqm (3,344sq ft)

Total: 603.6sqm (6,497sq ft)



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RENT

The property is available on a new full repairing and insuring head lease for a negotiable term for £30,000p.a.x

SALE

Our client may consider disposing of their freehold interest for offers over £250,000

V.A.T.

Figures quoted exclusive of V.A.T

E.P.C.

Available on request

LEGAL

Each party shall bear their own legal costs incurred in the transaction.

TSA Property Consultants

162 Buchanan Street
Glasgow, G1 2LL

Jas - 07810 717229 (jas@tsapc.co.uk)

Will - 07581 396092 (will@tsapc.co.uk)

General - 0141 237 4324 (info@tsapc.co.uk)

Anti-Money Laundering

In order to comply with anti-money laundering legislation, the successful purchaser / tenant will be required to provide certain identification documents.

The required documents will be confirmed to and requested at the relevant time

Property Misdescription Act 1991:

The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change out with our control. When we are advised of any change we will inform all enquiries at the earliest opportunity.