

TO LET RETAIL/OFFICE UNIT

30 Nicolson Street,
Greenock, PA15 1UL



- NIA: **84.82 sq m (913 sq ft)**
- Attractive town centre location
- On-street car parking available
- Office (Class 2) Planning Consent
- Fitted out as office/shop
- May suit alternative uses
- Rental: O/o **£10,000 pax**

VIEWING & FURTHER INFORMATION:

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LOCATION

The subjects are located on the north side of Nicolson Street within Greenock town centre. The property is situated between West Stewart and West Blackhall Street, the prime retailing pitch within the town.

Greenock is situated on the west coast of Scotland and is the administrative centre for the Inverclyde area. Along with the adjacent towns of Gourock and Port Glasgow, the area has a resident population of approximately 82,000. The town is situated approximately 25 miles west of Glasgow City Centre and benefits from excellent public transport links with numerous rail and bus links as well as ferry services to Argyll & Bute.

The town centre and Oak Mall covered shopping centre benefit from a variety of national operators including **Nationwide, Coral, Bank of Scotland, Ladbrokes, Bonmarche, Burger King** and **Greggs** as well as a host of local independent/niche retailers.

DESCRIPTION

The subjects comprise a retail/office unit forming part of the ground floor of a traditional two storey stone built building.

The property has the benefit of an office frontage of facing brick and internally are arranged to provide front reception area with a glass counter partition, a series of private offices and an open plan office space to the rear. There is a fitted kitchen within the subjects and two WC compartments.

The property is fitted in keeping with its most recent use as a money advice centre.

The unit can be accessed by means of a side entrance door - which provides access to the area at the rear of the unit.

ACCOMMODATION

From measurements taken on site and in accordance with the RICS code of measuring practice (6th edition), we calculate the subjects extend as follows:

Approximate Net Internal Area – **84.82 sq m (913 sq ft)**

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RENT/LEASE TERMS

We are seeking rental offers in excess of **£10,000 pax** for the benefit of a lease on standard commercial terms incorporating rent reviews on an upward only basis.

RATING

The premises are entered in the current Valuation Roll with a rateable value of £15,500.

PLANNING

We understand that the property has Planning Consent for its existing use. The property may suit alternative uses subject to obtaining all necessary planning consents. It will be incumbent upon any prospective occupier to satisfy themselves in this respect.

EPC

A copy of the energy performance certificate can be provided to interested parties upon request.

VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

LEGAL COSTS

Please note that the ingoing tenant will be responsible for our client's reasonably incurred legal costs relative to the transaction.



VIEWINGS

- A Shepherd Chartered Surveyors,
5th Floor, 80 St. Vincent Street,
Glasgow, G2 5UB
- T 0141 331 2807
- E Sandy Lightbody - s.lightbody@shepherd.co.uk
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