





# TO LET

## **SELF – CONTAINED MODERN OFFICE UNIT**

6 & 10 Brymner Street, Greenock, PA15 1EA

Modern/quirky office space arranged over ground and mezzanine levels.

Located a short distance from Student Halls of Residence and opposite the pending Victoria/East India Dock mixed use development.

Ideal for small/local professional firms – solicitors, accountants etc.

Potential for retail use, subject to planning.

NIA of 106.65 sq.m (1,148 sq.ft) approx.

Rental offers in the region of £10,000 per annum







### **LOCATION**

The subjects are located on the west side of Brymner Street, within the block bounded by East Breast Street to the west and Rue End Street to the south, a short distance east of Greenock Town Centre. Brymner Street provides direct access to Customhouse Quay, where there is a Lidl supermarket, retail park and Greenock Leisure Centre and, accordingly, high levels of passing vehicle traffic and pedestrian flow are afforded along this thoroughfare. Student Halls of Residence for James Watt College are also provided immediately adjacent to the subjects.

Rue End Street is a continuation of Main Street and the A8 Glasgow to Greenock Road, where high volumes of traffic pass on a daily basis.

The subjects form part of a small parade with Dominos Pizza neighbouring the subjects. The immediate surrounding area is predominantly of mixed nature, with commercial occupiers including Kwikfit and Strathclyde Police, and the Beacon Arts Theater amongst others.

The location of the subjects is highlighted on the attached street

### **DESCRIPTION**

The subjects comprise a self-contained office formed within part of the ground floor of a three storey sandstone tenement building, over which there is a pitched, timber framed and boarded roof overlaid in slates.

The subjects formerly comprised two separate, self-contained offices, however the previous tenants converted the premises into a single unit through the creation of an internal opening. It should be noted that all necessary statutory consents were obtained for this work. Main door access to No. 6 remains in situ, providing the offices with two points of access/egress.

Internally, the offices are relatively cellular in nature, comprising a main reception area/office to the front of No.10 Brymner Street, with a corridor thereafter providing access to a further three main office areas along with a private office/meeting room. Within each main office there is a mezzanine/gallery section giving the space a dual height aspect/additional space whilst at the same time, creating a rather guirky office environment. The landlord may agree for the mezzanine and toilet area in number 6 to be removed subject to negotiation

The offices are well facilitated with toilet, kitchen and storage accommodation, whilst decoratively, they are finished to a presentable standard throughout.

### **FLOOR AREAS**

According to our calculations on a Net Internal basis, the offices extend to 106.65 sq.m (1,148 sq.ft), which includes mezzanine space of approximately 243 sq.ft.

### **RATING ASSESSMENT**

According to the Assessor's website (www.saa.gov.uk), the premises are entered separately into the Valuation Roll as follows:-

6 Brymner Street:- Rateable Value £4,000 10 Brymner Street:- Rateable Value £3,800



Under the terms of the Small Business Bonus Scheme, the property may be eligible for 100% rates relief, however, these figures should be confirmed directly with the Local Authority.

### **LEASE TERMS**

Our client is seeking to conclude matters on the basis of a new Full Repairing and Insuring lease for preferably, a period of not less than 3 years, incorporating a standard rent review pattern.

Rental offers in the region of £10,000 per annum are invited.

### VAT

We understand that VAT will be payable on the rental.

### DATE OF ENTRY

Immediate entry following conclusion of legal missives is available.

### VIEWING

Strictly by contacting the sole letting agent:

Alister Gibson Graeme Todd T: 0141 332 8615 T: 0141 332 8615

E: alister.gibson@dmhall.co.uk E: graeme.todd@dmhall.co.uk

### **DATE OF PUBLICATION**

April 18

### **REFERENCE**

WSA1327

### IMPORTANT NOTE

DM Hall for themselves and for the vendors or lessors of this property, whose agents they are, give notice that:

- The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.

  All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

  No person in the employment of DM Hall has any authority to make or give any representation or warranty whatever in relation to the property.

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

  The information contained in 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 outside outcome.

- These particulars are provided for record purposes only and are not intended to create, nor to be relies upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors