



PROPERTY CONSULTANTS

PROMINENT TOWN CENTRE SHOP UNIT

**** WITH THE BENEFIT OF CLASS 3 CONSENT ****

TO LET / MAY SELL

17/19 WEST BLACKHALL STREET, GREENOCK, PA15 1VA.



LOCATION

Greenock is situated some 20 miles west of Glasgow and has a resident population of approximately 50,000 and a wider catchment in excess of 270,000. The town is well served by the main transport networks.

The property occupies an excellent town centre location. It benefits from considerable passing footfall and is close to the main entrance to the Oak Mall Shopping Centre.

West Blackhall Street is regarded as a popular shopping location in its own right and occupiers represented on the street include **Bonmarche, Yorkshire Building Society, Greggs, British Heart Foundation** and **Vaporized**.

DESCRIPTION

The property has an extremely prominent glazed frontage with double access doors. The accommodation is arranged over ground and first floors. The ground floor consists of an open plan restaurant seating area to the front with counter, food preparation, kitchen, storage and office space to the rear. The first floor provides additional customer seating space, customer toilets and staff facilities.

We estimate that the shop provides the following approximate dimensions and areas:

Gross Frontage	38'6"	11.74m
Internal Width	35'6"	10.83 m
Ground Floor	3,448 sq.ft.	320.33 sq.m.
First Floor	3,119 sq.ft.	289.76 sq.m.

RATING

We understand from the local Assessors Department that the subjects are currently entered in the Valuation Roll as follows:

Rateable Value £28,500
Uniform Business Rate (2017/2018) 46.6p

TERMS

The property is available on the basis of a long term lease and rental offers in the order of £37,500 per annum are invited. Alternatively, our client may consider selling the property and further details can be provided on application.

EPC

Available on request.

PLANNING

The last use of the property was as a fast food restaurant, therefore we understand it benefits from Class 3 (Food and Drink) consent. This would also allow a permitted change of use to Class 1 or Class 2.

Interested parties are advised to make their own enquiries directly with the local Planning Department with regard to both existing and alternative uses.

LEGAL COSTS

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

The ingoing tenant will be responsible for Land and Buildings Transaction Tax, registration dues and any VAT incurred thereon.

ENTRY

By arrangement.

VIEWING & FURTHER INFORMATION

Viewing is strictly by appointment through: Stephen Innes, Lambert Innes Property Consultants
Tel: 01 41 248 5878
Email Stephen@lambertinnes.co.uk



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