



29 West Stewart Street, Greenock, PA15 1SH

£1,500 Per Calendar Month

Summary

This smart ground-floor Greenock town centre office is available to let following the end of a long-term tenancy, offering a range of internal rooms to support a growing and vibrant business.

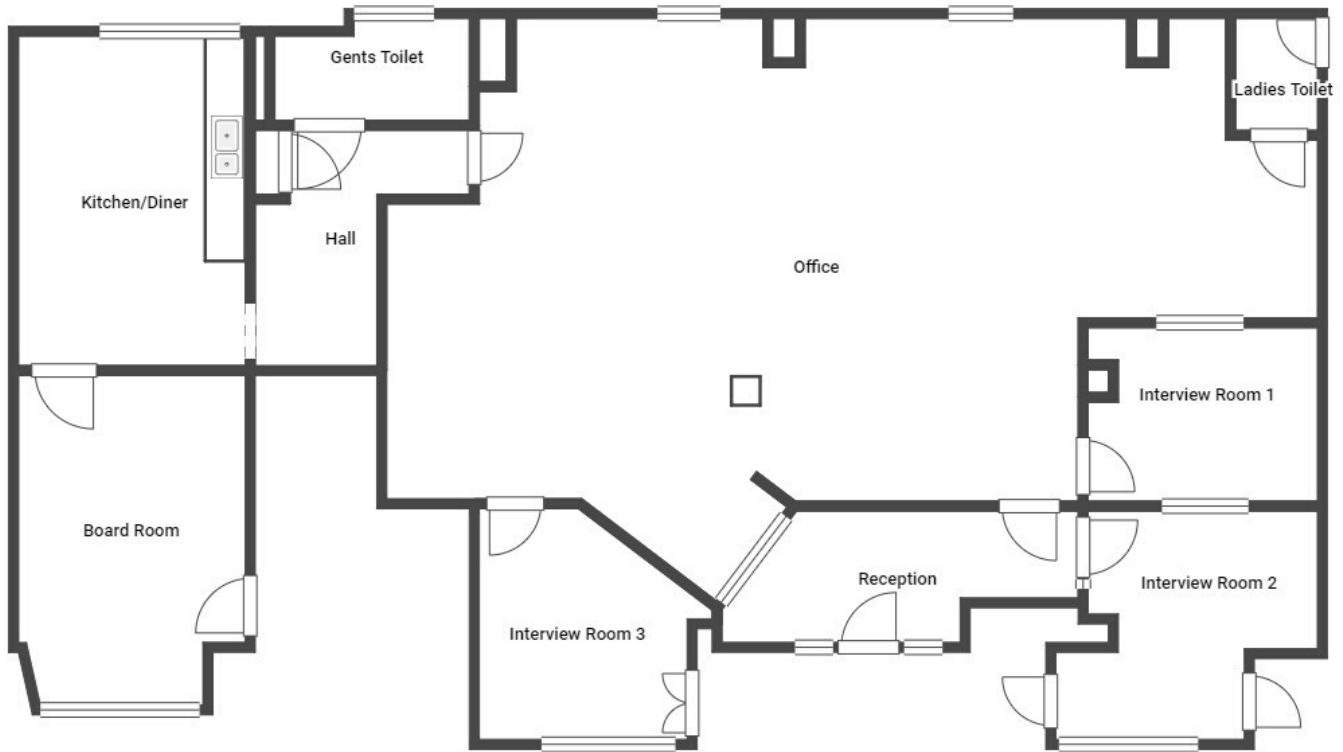
The subjects have been the long-term base for Financial Fitness, the charitable company providing free, independent, and impartial welfare benefits and money advice services to local residents.

Sensibly priced, this unit is likely to appeal to a wide range of occupiers as a fantastic space for a business to position itself with high visibility and passing footfall.

Features

- Long-term Lease Available
- Flexible Space For A Range Of Uses
- Rarely Available Opportunity
- Town Centre Commercial Unit
- Meeting Room and Private Rooms
- 25% Rates Relief Available
- Kitchen Area for Employees
- On-Street Parking
- Local Authority Car Park Available
- Well-Connected Business Hub
- Greenock Bus Station - 1 Minute Walk

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Property Overview

Situated adjacent to Greenock Bus Station, the internal property provides a smart reception, internal interview rooms, large open plan floor space, board room, training room and staff kitchen, and welfare facilities.

The property provides Gas Central Heating with a combi boiler, as well as electric, water, and broadband supplies in situ. Externally there are significant signage opportunities for a new occupier.

A SUPERB LOCATION - The property is located on West Stewart Street, located just a one-minute walk from Greenock Bus Station, with buses headed west and centrally on its doorstep. The premises are also a two-minute walk to Greenock's principal retail area of the town, the Oak Mall, and West Blackhall Street.

Other enterprises located nearby include B&M, The Range, Ardgowan Hospice, convenience stores, cafes, hairdressers, restaurants, takeaways, clothing stores, and gift stores. On-street parking is available within the vicinity, with a new Inverclyde Council car park on Jamaica street providing all-day parking for £2 just a 2-minute walk away.

CLASS USE - Office (Class Use 2) with permitted use to Class Use 1 (Retail).

MEASUREMENTS - Total - 171 sq m / 1,840 sq ft

Rates - From the Assessor's website, the property had a Rateable Value of £16,500. The property qualifies for 25% rates relief through the Small Business Bonus Scheme, subject to occupier status.

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

Entry - Entry is available from March 2023.

Rental - The property is available by way of a new lease at a guide rent of £18,000 per annum, excluding VAT which is not applicable, with terms to be agreed upon.

Terms - The subjects are available to lease on full repairing and insuring terms. Each party is to be responsible for its legal costs and outlays, including VAT incurred.

Anti-Money Laundering - To comply with anti-money laundering legislation, the successful tenant will be required to provide certain identification documents.

For further information concerning the quoting rents and likely incentives or to view the property, please contact Bowman Rebecchi.

View Online



360° Tour

