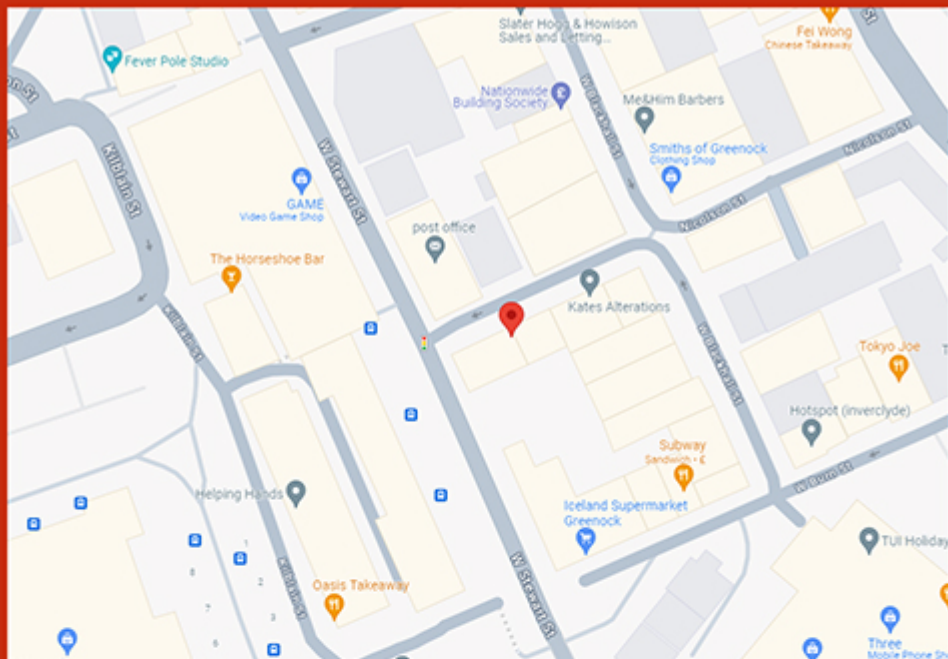


33-35 NICOLSON STREET, GREENOCK, PA15 1UL



TOWN CENTRE LOCATION



- Large Frontage
- Former Bookmaker
- Rates Discount
- 1,808sq ft
- Rent: £10,000p.a.
- Sale: £75,000

LOCATION

The property is situated on the south side of Nicolson Street at its junction with West Stewart 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. Neighbouring occupiers include Semi Chem, Sports Direct, Subway and Iceland.

PROPERTY

The property comprises a 2 storey corner commercial property with return frontage onto Nicolson Street and West Stewart Street. The property is of traditional construction surmounted by a pitched roof overlaid in tile.

The ground floor comprises a former bookmaker. The property benefits from with double frontage and dual access with aluminium framed and glazed doors. Internally the property is of open plan layout with floors overlaid in laminated timber and carpet throughout. Partitions have been erected to the rear to form counter, staff tea prep along with customer and staff w.c facilities. Lighting is provided by way of fluorescent strips recessed within the suspended acoustic tile ceiling.

AREA

The property has been calculated to extend to the following internal area
Ground: 168sqm (1,808sq ft)

NAV/RV

£14,200

RENT

The property is available on a new full repairing and insuring head lease for a negotiable term for £10,000per annum

SALE

The property is available on a freehold basis for £75,000

V.A.T

Prices quoted are exclusive of V.A.T

E.P.C

Available on request





TITLE

Available on request

VIEWING

By appointment only, alternatively virtual viewings can be booked.

LEGAL

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

ANTI-MONEY LAUNDERING

In order to comply with anti-money laundering legislation, the successful tenant will be required to provide certain identification documents. The required documents will be confirmed to and requested at the relevant time.



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PROPERTY MISDESCRIPTIONS 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.