





Retail unit

To let / may sell



-  Prominent corner retail unit
-  Ground floor - 68.94 sq m (742 sq ft)
-  Rental offers over £6,000 per annum invited
-  Price upon application

36 Nicolson Street, Greenock



Location

Greenock is situated some 20 miles west of Glasgow and has a resident population of approximately 50,000. The property occupies a prominent town centre location at the junction of Nicolson Street and West Stewart Street, directly opposite the town's main bus station.

Description

The subjects occupy the ground floor of a three storey brick built building under a pitched and slated roof. The subjects are laid out as sales to the front with staff and toilet accommodation located to the rear.

Floor area

The approximate gross internal floor area of the subjects are as follows:

Ground floor	68.94 sq m	(742 sq ft)
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Lease terms

The property is available on the basis of a full repairing and insuring lease of negotiable length incorporating upwards only rent reviews.

Rent / price

Rental offers over £6,000 per annum exclusive are invited. Price upon application.

Rateable value

£10,750 NAV / RV

Energy performance certificate

Available upon request.

VAT

Prices are quoted exclusive of VAT (if applicable)

Legal costs

Each party to bear their own. The tenants will be responsible for stamp duty, stamp duty land tax and registration dues in the normal manner.

Viewing and further information

For further information or an appointment to view please contact the sole agents:

Name: Paul Hamilton

Telephone: 0141 222 2777

Email: [enquiries@hamiltoncharteredsurveyors.com](mailto:enquiries@hamiltoncharteredurveyors.com)

Details prepared

November 2021

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