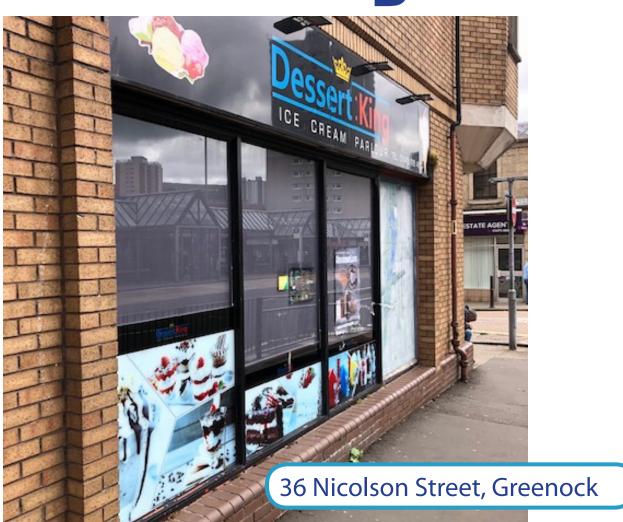


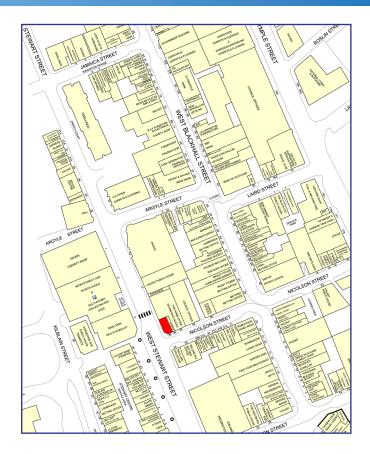
Retail unit

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)

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

Energency 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

Details prepared

November 2021

Hamilton Chartered Surveyors for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but ny intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Hamilton Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

