



Retail unit

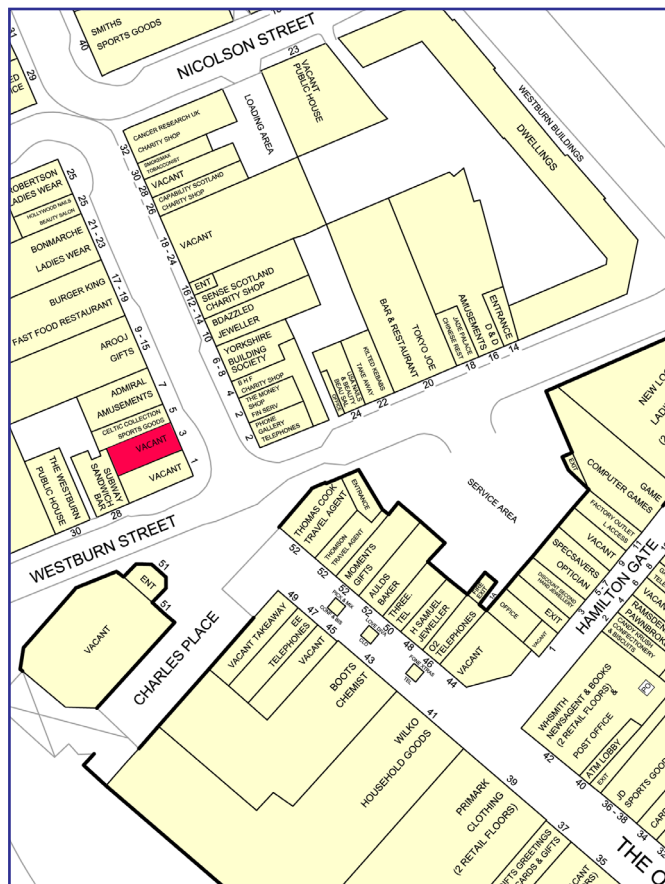
To let



3 West Blackhall Street, Greenock

-  Retail unit within prime town centre location.
-  Ground floor 71.53 sq m / 770 sq ft
-  Rental offers over £13,500 per annum exclusive
-  Rateable value £11,000 NAV / RV (100% relief for qualifying tenants)

3 West Blackhall Street, Greenock



Location

Greenock is situated some 20 miles west of Glasgow and has a resident population of approximately 50,000. 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 other occupiers nearby include Thomas Cook, Yorkshire Building Society and Iceland.

Description / floor areas

The subjects occupy the ground floor of a one storey brick built and rendered building. The subjects are laid out as sales to the front with toilet accommodation and staff kitchen facilities located to the rear.

We calculate the total net internal floor area extends as follows:

Ground floor: 71.53 sq m (770 sq ft)

Lease terms

The subjects are available on the basis of a full repairing and insuring lease of negotiable length, incorporating regular upwards only rent reviews.

Rent

Offers over £13,500 per annum exclusive are invited.

Rateable value

£11,000 NAV / RV

100% rating relief is available under the Small Business Rates Relief Scheme to qualifying tenants.

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: July 2019

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