

RETAIL UNIT

- > PROMINENT AND VISIBLE SHOPFRONT
- > POPULAR RETAIL LOCATION
- > 162.99 SQ. M. (1,754 SQ. FT.)
- > FREE ON STREET DISC PARKING
- > PARTIAL RATES REMISSION AVAILABLE TO QUALIFYING OCCUPIERS
- > RENTAL OFFERS OVER £9,500 P.A.

Disc Zone
P Mon - Fri
8 am - 6 pm
Permit holders G11
or
2 hours
No return
within 30 mins

HOME SUITS
SOFAS | BEDS

TO LET

35 WEST BLACKHALL STREET, GREENOCK, PA15 1UT

CONTACT: Kevin N Bell BSc MRICS kevin.bell@shepherd.co.uk | Liam G Loudon BA (Hons) MSc MRICS liam.loudon@shepherd.co.uk
Tel: 01292 267987 www.shepherd.co.uk

**SHEPHERD**
COMMERCIAL

LOCATION

The property is situated at ground floor level on the west side of West Blackhall Street a long-established shopping parade in Greenock town centre. Occupiers in the immediate vicinity are a mix of local and national operators including Paddy Power, Nationwide, Smiths Clothing and Slater Hogg & Howison Estate Agents.

Greenock is the largest town in Inverclyde with a resident population of around 62,000 and is around 23 miles from Glasgow with excellent transport links by road and rail.

THE PROPERTY

The subjects comprise the ground floor of a mid-terraced retail parade set within a 3 storey brick building with flat roof. The shop has a fully glazed, metal framed frontage and a single, slightly recessed pedestrian entrance doorway secured by an electric roller shutter.

Internal accommodation comprises sales area, staff counter with storage and w.c. facilities to the rear.

RATING ASSESSMENT

The property is currently entered in the Valuation Roll as follows:

RV £13,700

ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC is available upon request.

LEASE TERMS

The property is available on a new full repairing and insuring lease of negotiable length.

RENT

Offers in excess of **£9,500 per annum** are invited.

COSTS

Each party will be responsible for their own legal costs incurred in the transaction with the tenant being responsible for tax and registration dues in the normal fashion.

VALUE ADDED TAX

All prices, rents and premiums, where quoted, are exclusive of VAT.

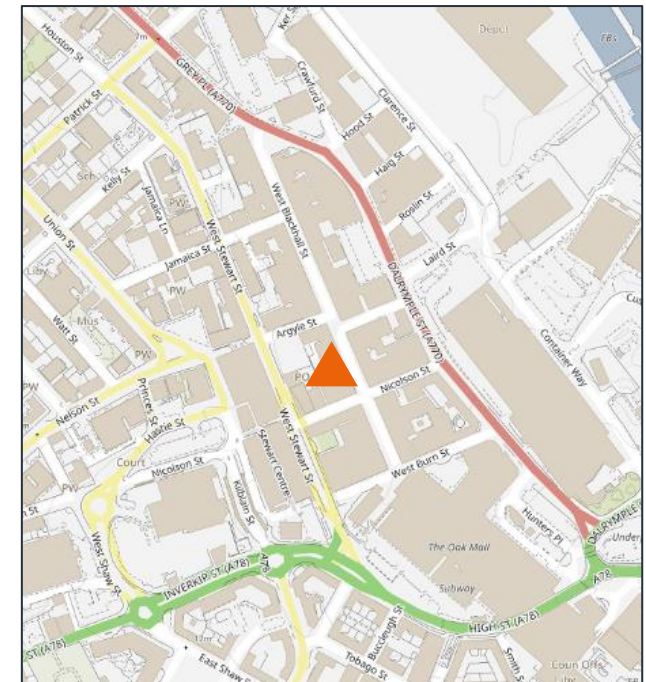
Prospective purchasers/lessees are advised to satisfy themselves independently as to the incident of Value Added Tax in respect of this transaction.

ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

ACCOMMODATION	SqM	SqFt
TOTAL	162.99	1,754

The above area has been calculated on a net internal basis.



For further information or viewing arrangements please contact the sole agents:

Shepherd Chartered Surveyors Kevin N Bell BSc MRICS kevin.bell@shepherd.co.uk

Liam G Loudon BA (Hons) MSc MRICS liam.loudon@shepherd.co.uk

www.shepherd.co.uk



J & E Shepherd 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 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 any 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 J & E Shepherd 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. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017. **JULY 2024**



For further information or viewing arrangements please contact the sole agents:

Shepherd Chartered Surveyors Kevin N Bell BSc MRICS kevin.bell@shepherd.co.uk

Liam G Loudon BA (Hons) MSc MRICS liam.loudon@shepherd.co.uk

www.shepherd.co.uk

J & E Shepherd 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 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 any 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 J & E Shepherd 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. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017. **JULY 2024**

