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# TO LET / FOR SALE
## Retail

**13 WEST STEWART STREET, GREENOCK, PA15 1SN**

The property is located in the heart of Greenock town centre & close to the Oak Mall, the main shopping centre serving the town.

- Town centre location
- High levels of footfall
- Rear service yard
- Nearby car parking
- Rates exemption potential
- 56.42 sqm (607 sq ft)




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## LOCATION

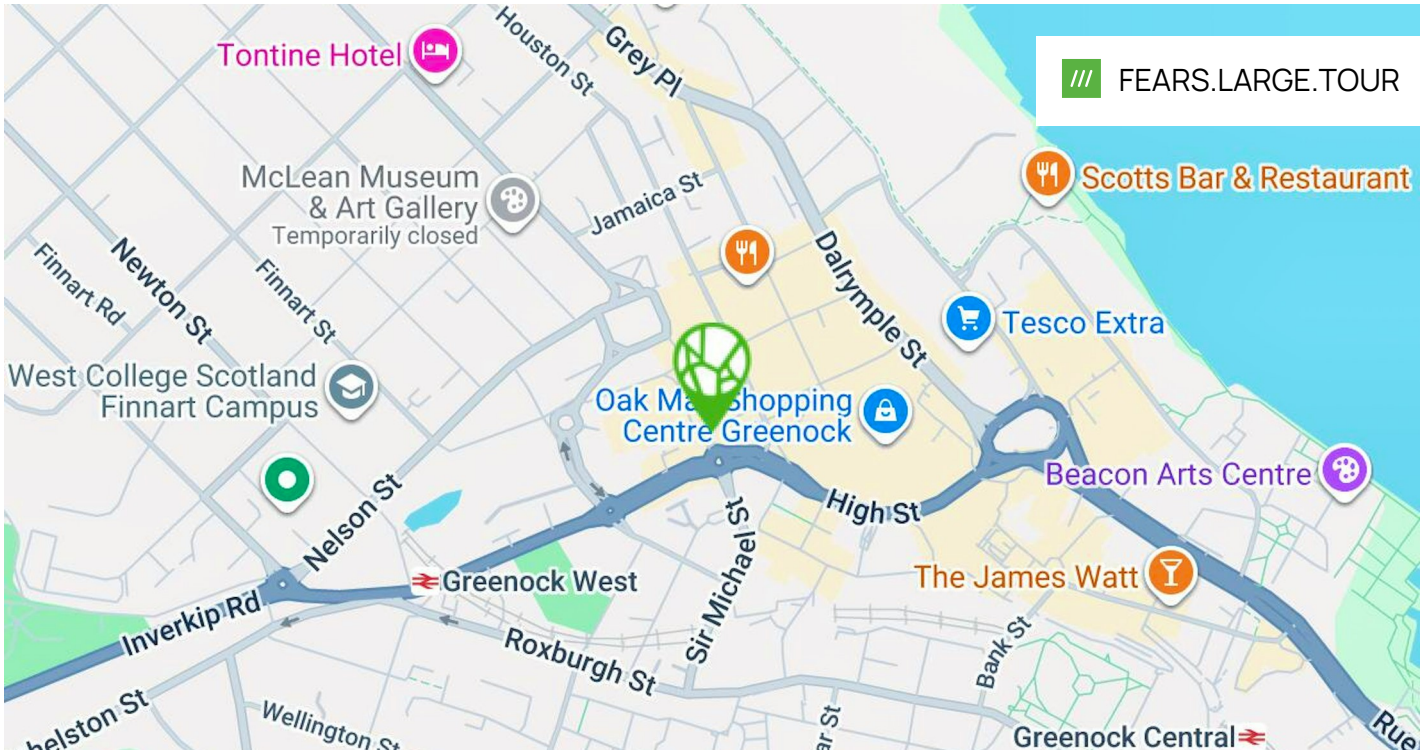
Greenock, the administrative centre for Inverclyde, is located in west central Scotland on the banks of the Firth of Clyde. It lies approximately 24 miles west of Glasgow city centre, with the M8 linking the town to the motorway network.

The property is located in the heart of Greenock town centre and close to the Oak Mall, the main shopping centre serving the town. The subject property is situated on the west side of West Stewart Street, close to the A78 which is a main arterial route through Greenock. The surrounding area is predominantly commercial in nature. The property is a 2 minute drive from Greenock West Railway Station and Whinhill Station takes around 7 minutes' to reach. Nearby businesses include Aulds the Baker, B&M Home Store and Iceland Supermarket.

## DESCRIPTION

The subjects comprise a mid-terraced ground floor unit within a retail parade. The property has a single glazed window and is accessed via a flush pedestrian door. The frontage sits under a non-illuminated fascia board and is protected with security roller shutters.

Internally, the space is mostly open plan with an open station. The floor is covered in laminate, the walls are of plaster/paint and the plaster/paint ceiling incorporates LED spot and strip lighting. A kitchenette, store and WC are provided to the rear. There is no gas supply to the property and space heating is provided electrically. The property was previously used as a hair salon.







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## ACCOMMODATION

The accommodation comprises the following areas:

| FLOOR/UNIT | BUILDING TYPE | SQ FT | SQ M |
|---|---|---|---|
| Ground | Retail | 607 | 56.39 |

## LEASE TERMS

The subjects are available to lease on full repairing and insuring basis, for a term to be agreed, at a rent of £10,000 per annum. Full quoting terms are available upon request.

## SERVICE CHARGE

A service charge for the common maintenance and management of the retail parade will apply.

## RATEABLE VALUE

According to the Scottish Assessors Association, the subjects have a Rateable Value of £10,200. An occupier may be eligible for rates relief, subject to status.

## EPC

The property has an Energy Performance Certificate (EPC) rating of G (192). A copy of the EPC is available upon request.

## PRICE

Offers in the region of £95,000

## VAT

Not applicable

## VIEWINGS

Viewings strictly by appointment with the assigned agents:

## CONTACT

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