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TO LET / FOR SALE

Takeaway

UNIT 5A, 5 CUSTOM HOUSE WAY, GREENOCK, PA15 1EG

The lease is available by way of assignation, for the residual term of the lease, which expires in November 2044

- Prominent trading location
- Strong national brands
- High standard fit-out
- Turnkey opportunity
- Alternative use potential
- 101.17 sq.m (1,089 sq.ft)

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LOCATION

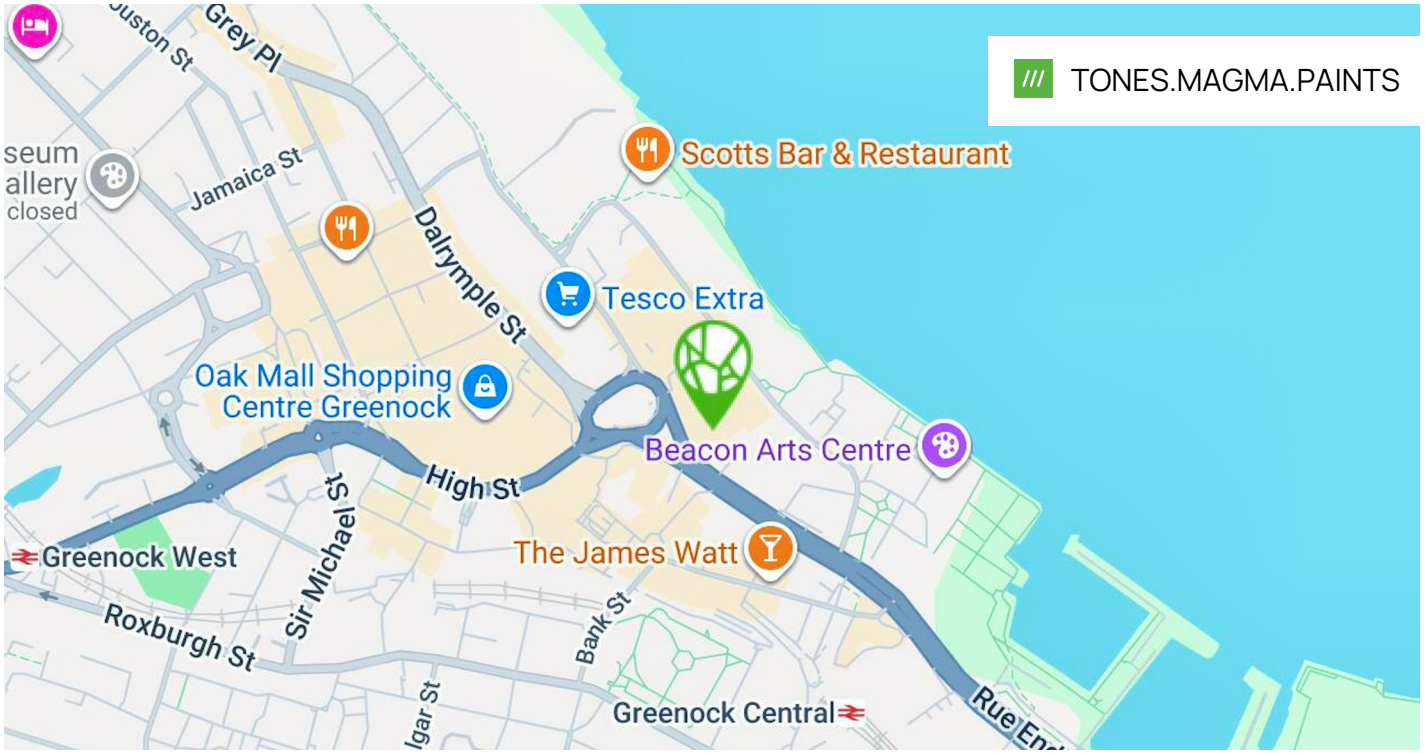
Waterfront Retail Park is a popular retail park situated in the town of Greenock. Situated in a prominent location adjacent to the town centre and A8 the park benefits from both a central location and ease of access with 339 free car parking spaces. The Park lies adjacent to an established Tesco Extra and Oak Mall Shopping Centre. Nearby occupiers include Halfords, JD Gyms and KFC.

DESCRIPTION

The subjects comprise a retail unit with Class 3 hot food consent within Waterfront Retail Park which is anchored by Home Bargains and Currys PC World.

The property is accessed via a flush pedestrian door which leads into the customer waiting area. Internally, the space is fitted out to a high standard with corporate branding. The commercial kitchen is, as expected, fitted out to a professional standard with extract ventilation, conveyor gas fired pizza oven, pizza prep station and a range of stainless steel sink units, utility basins and fitments.

A comprehensive range of floor and wall mounted style units are installed with appropriate worktops. The floor is of tile/commercial vinyl, walls covered with splash backs and the suspended grid ceiling incorporates LED spot lighting. There is an independent walk-in chill room which also incorporates a freezer room. Ancillary accommodation includes an admin office, storage and staff welfare facilities to the rear.



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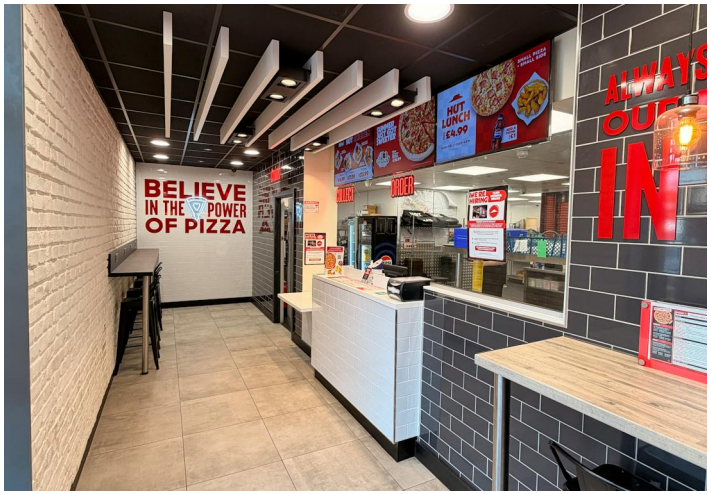
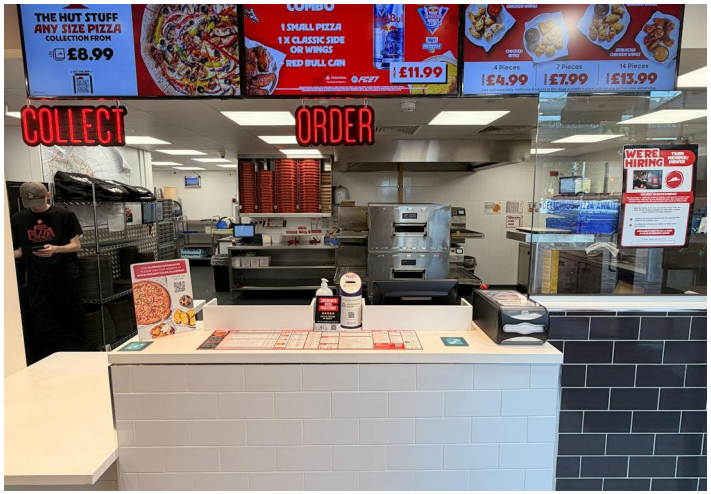
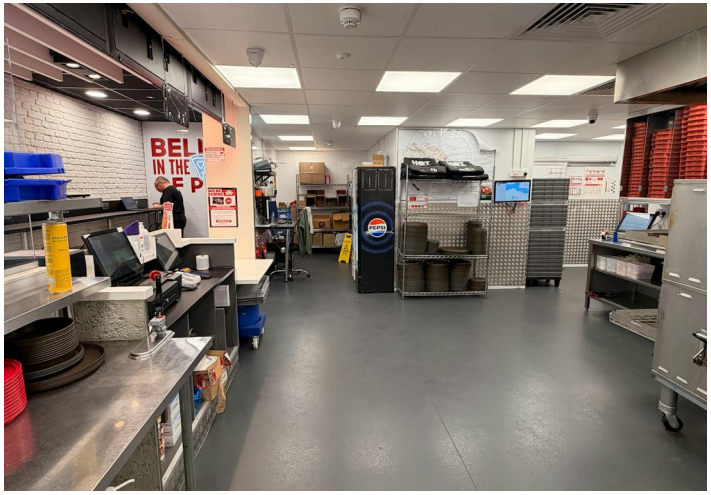
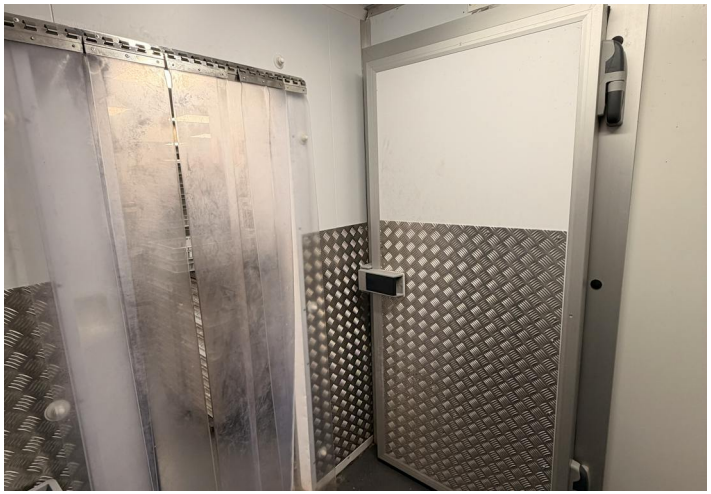

BELIEVE
IN THE POWER
OF PIZZA
HUT LUNCH
£4.99


THE HUT STUFF
ANY SIZE PIZZA
COLLECTION FROM
£8.99
COMBO
1 SMALL PIZZA
1 X CLASSIC SIDE
OR WINGS
RED BULL CAN
£11.99
4 Pieces
£4.99
7 Pieces
£7.99
14 Pieces
£13.99
COLLECT
ORDER
WE'RE HIRING

DRIVERS





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ACCOMMODATION

The accommodation comprises the following areas:

FLOOR/UNIT	BUILDING TYPE	SQ FT	SQ M
Ground	Takeaway	1,089	101.17

TENURE

The lease is available by way of assignation, for the residual term of the lease, which expires in November 2044. The current rent is £20,000 per annum. The rent is subject to an open market rent review in November 2029 and at 5 yearly intervals. There is a tenant break option in November 2034.

PREMIUM

Offers over £95,000 are sought for our client's leasehold interest in the property including the fixtures and fittings in situ.

SERVICE CHARGE

A service charge is applicable and details are available on request.

RATEABLE VALUE

According to the Scottish Assessors Association, the subjects have a Rateable Value of £21,500.

EPC

C (35)

VAT

Applicable

VIEWINGS

Viewings strictly by appointment with the assigned agents:

CONTACT

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