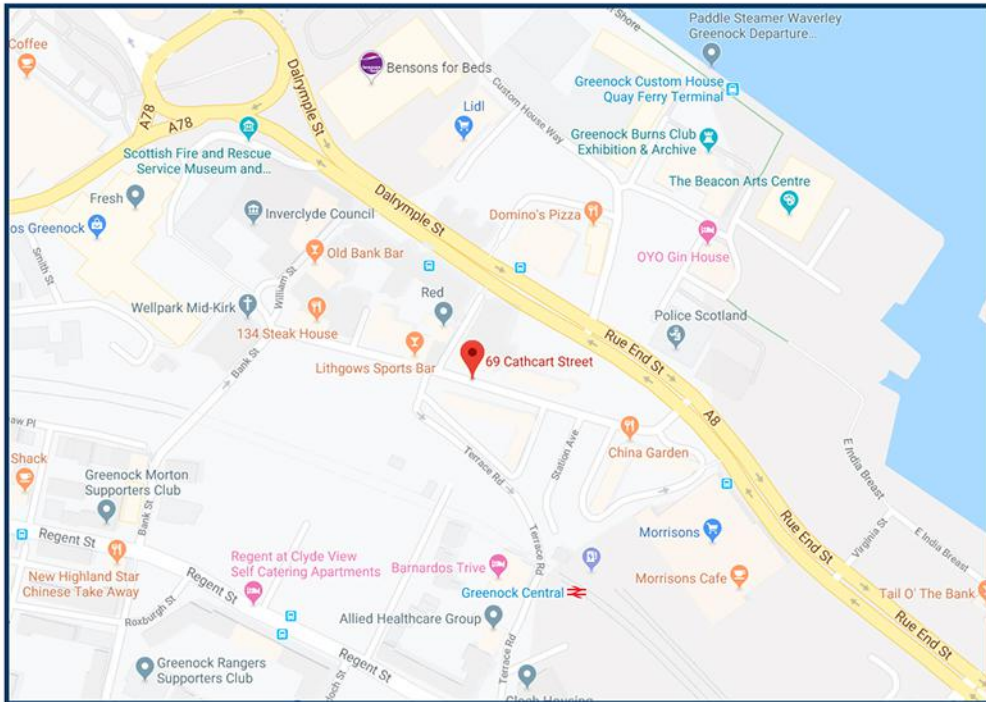


69 CATHCART STREET, GREENOCK, PA15 1DE



PROMINENT OFFICE / RETAIL SPACE



- Prominent Location
- Excellent Sweeping Frontage
- Rates Exempt
- 522sq ft
- Former Bookmaker
- £10,000per annum

LOCATION

The property is situated on the South side of Cathcart Street, between its junctions with Watt Place and Station Avenue within the town of Greenock.

Greenock is a town and administrative centre in the Inverclyde council area in Scotland and a former burgh within the historic county of Renfrewshire, located in the west central Lowlands of Scotland. It forms part of a contiguous urban area with Gourock to the west and Port Glasgow to the east.

SUBJECTS

The property comprises a ground floor office with return frontage set within a mixed use development with a polished sandstone frontage and street level access.

The property benefits from a multiple display windows with access gained at street level via a single, timber framed glazed door secured by aluminium roller shutter.

Internally the subjects have been fitted out in accordance with the previous tenants corporate specifications. Lighting is provided by way of halogen spots and fluorescent strips recessed within the suspended acoustic tile ceiling.

Partitions have been erected to form staff welfare facilities and w.c to the rear of the demise.

AREA

The subjects extend to the following approximate Net Internal Area;

Ground: 48.5sqm (522sq ft)



NAV/RV

The property has been assessed and entered onto the valuation roll with the following NAV/RV

£5,800

The property benefits from rates exemption under the small business rates relief scheme.

Rent

Our client is offering the subjects on a new full repairing and insuring head lease for a negotiable term for £10,000 per annum

V.A.T

Prices quoted are exclusive of V.A.T

E.P.C

A copy of the E.P.C is available on request

Viewing

By appointment only

Legal

Each party shall bear their own legal costs incurred in the transaction

Jas Aujla
Will Rennie

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PROPERTY MISDESCRIPTIONS ACT 1991: The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change out with our control. When we are advised of any change we will inform all enquiries at the earliest opportunity.