

#### West Central Scotland's Property Professionals





# **Cardwell Garden Centre Retail Unit To Let** £4,750 PCM

#### Summary

Located within Cardwell Garden Centre, this outstanding retail unit offers modern facilities for a range of potential occupiers with immediate entry available.

The Garden Centre welcomes over 450,000 visitors each year and is set across 36,000 square metres, offering a captive market and footfall for businesses.

Internally the unit provides private storage space, change facilities and staff welfare facilities, with rear access for loading stock. Sub-division is also an option to split the unit into two smaller units.

The premises offer superb retail opportunities for the right operator and provide excellent potential for all-year-round trade with the annual footfall within the Garden Centre.

#### Features

- Set Within Busy and Popular Garden Centre
- Flexible Floor Space
- Ability To Sub-divide
- 450,000 Visitors Per Annum
- Direct Access to A770
- Extensive Parking

## **Cardwell Garden Centre, Gourock**



### **Property Overview**

Cardwell Garden Centre is a family operated home and garden centre based in Gourock. Established in 1962, it has since developed into one of Scotland's largest and finest retail destinations.

#### LOCATION

Gourock is located approximately 28 miles west of Glasgow on Scotland's West Coast, with a residential population in excess of 10,000 persons and a core catchment population of approximately 270,000 persons, all within the authority of Inverclyde Council.

Inverclyde is looking again to the River Clyde to support its future growth with a rich maritime heritage, with Greenock Ocean Terminal developing a new pontoon and visitor centre to support its 140,000 cruise liner passengers per annum, with Inverclyde seeing over 500,000 visitors per annum.

#### **MEASUREMENTS**

The on-site measurements, measured in accordance with the RICS Code of Measuring Practice (6th Edition), calculate the subjects extend as follows: 3,810 Sq. Ft. / 353.9 Sq. M.

#### **RATEABLE VALUE**

BOWMA

COMMERCIAL PROPERTY

SERVICES

The premises are currently entered in the current Valuation Roll with the overall rental price inclusive of rates.

For further information, please contact Bowman Rebecchi.



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Suite 2, 32-36 Kempock Street EPC Rating - TBC. We aim to make our particulars both accurate and reliable. However, they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're travelling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order. Created: June 2023.

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