



**9-11 JOHN STREET**  
Gourock, Inverclyde, PA19 1PR

**GROUND FLOOR PREMISES**  
145 SQ M / 1,560 SQ FT - TO LET



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## EXECUTIVE SUMMARY

This fantastic space provides high-visibility for businesses in the heart of the regenerated Gourock town centre, just 5 minutes walk from the highly popular Kempock Street with its cafe's and shops.

The property comprises a one-storey premises located at the foot of John Street and provides 1,560 sq ft across five rooms.

The office is accessed from the footpath with with WC facilities and tea preparation areas located at the rear, and is available from July 2020.

Features include:

- Power Connectivity In-situ
- Existing Fibre Connectivity
- DDA Access
- Capable of sub-division
- Highly visible site
- Bus, Car, Ferry and Train Access
- On-Street Parking
- Easy Access to A770/A8/M8



## THE OPPORTUNITY

9-11 John Street was most recently occupied by a social care company and has enjoyed a level of occupancy over the past decade. The site is subsequently fitted out in a corporate style which could be easily sub-divided. The site is across one floor and DDA compliant. WC facilities and tea prep areas are located at the rear of the building.

# TERMS

The owner is looking for a minimum of a one-year lease at a starting price of £5.35 per square foot. An incentive may be available - please contact the letting agents to discuss further.



## ADDITIONAL DETAILS

### ACCOMODATION

The on-site measurements, measured in accordance with the RICS Code of Measuring Practice (6th Edition), calculate the subjects extend as follows:

- Total - 145 sq m (1,560 sq ft)

### RATEABLE VALUE

The premises are entered in the current Valuation Roll with a rateable value of:

- Total - £6,300

Applicable for 100% Small Business Rates Relief.

### LEGAL COSTS

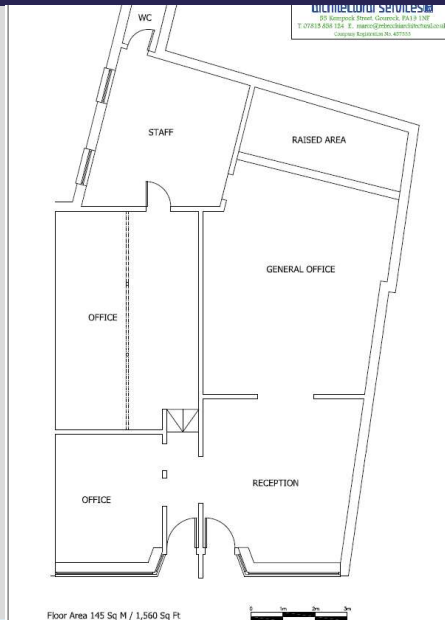
Each party will be responsible for their own legal costs incurred in any tenancy agreement.



## A VIBRANT LOCATION

Gourock's population is approximately 10,650 and has undergone a regenerative transformation over the past decade to become a vibrant town on the banks of the River Clyde, within the authority of Inverclyde Council.

The largest regeneration has been in Kempock Street in Gourock and at the pier head, which has seen Gourock retain the highest number of independent retailers in Scotland. Amazon has a large distribution centre and CalMac Ferries headquarters is based in Gourock.



## OUTSTANDING CONNECTIVITY

The property is located in John Street in Gourock, at the heart of Gourock town centre and can be accessed easily from both Shore Street and Broomberry Drive. Gourock railway station is 5 minutes' walk, with buses stopping on Shore Street and ferry access to Argyll and Bute a further 5 minutes walk for employees or guests.

Gourock benefits from excellent road links and is accessed via the A770 which leads to the A8/M8 motorway with direct links to Glasgow Airport (35 minutes' drive) via the A8 and Ayrshire via the A78. The subject is located approx. 25 miles to Glasgow City Centre.

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