



1 Paton Street, Greenock

POA

Summary

This former Community Centre is under new ownership with the opportunity for the subjects to let as one or split into several different units, including hall, offices, kitchen, nursery or storage.

The subjects comprise a purpose-built building on a site area extending to 0.087 ha. The building was previously used as a local Family Centre, however, our client is happy to work alongside prospective tenants to create the right community spaces.

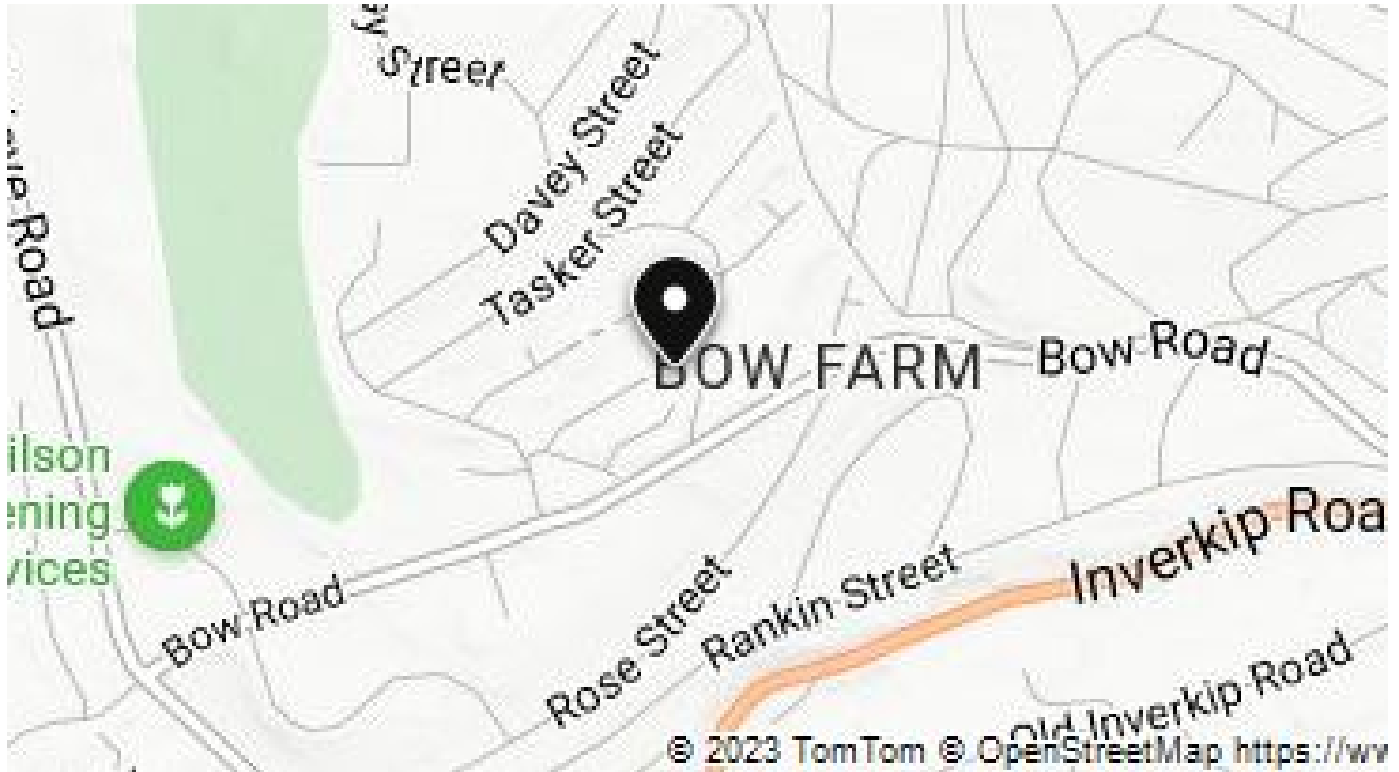
There was previously a small area of internal fire damage which our client is currently rectifying to bring the unit back into day-to-day use.

More details, images and virtual tour to follow - please contact Bowman Rebecchi for further information.

Features

- flexible space for business use.
- 20 miles west of Glasgow and easy access to A8.
- 3 min drive to Greenock west railway station.
- on street parking.
- Great visibility.
- Greenock town centre is a 5 minute drive.

1 Paton Street, Greenock, PA16 7EL



Property Overview

LOCATION

The subjects are situated at the junction of Paton Street and Walker Street in the Bow Farm district of Greenock. It lies within easy travelling distance to Greenock town centre with good road and transport links to the town centre.

Greenock is located approximately 20 miles west of Glasgow with a residential population of over 50,000 persons and a core catchment population of approximately 270,000 persons.

Adjacent to the property is the Bow Road Post Office and mainly residential properties.

VIEWINGS

Viewings can be arranged by appointment with Bowman Rebecchi.

ACCOMMODATION

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

836 sq.m. (9,000 sq.ft.)

Rates - From the Assessor's website, the property had a Rateable Value of £13,250. The property qualifies for rates relief through the Small Business Bonus Scheme, subject to occupier status.

EPC - A copy of the Energy Performance Certificate is available upon request.

Entry - Early entry is available.

Rental - The property is able to be let as one full property or split into individual sections. Interested parties should contact Bowman Rebecchi.

For further information concerning the quoting rents and likely incentives, please contact Bowman Rebecchi.

View Online

