

13 William Street, Greenock, PA15 1BT

£75,000 Freehold

Summary

This traditional office freehold is available to purchase within the heart of Greenock town centre following the end of long-term tenancy.

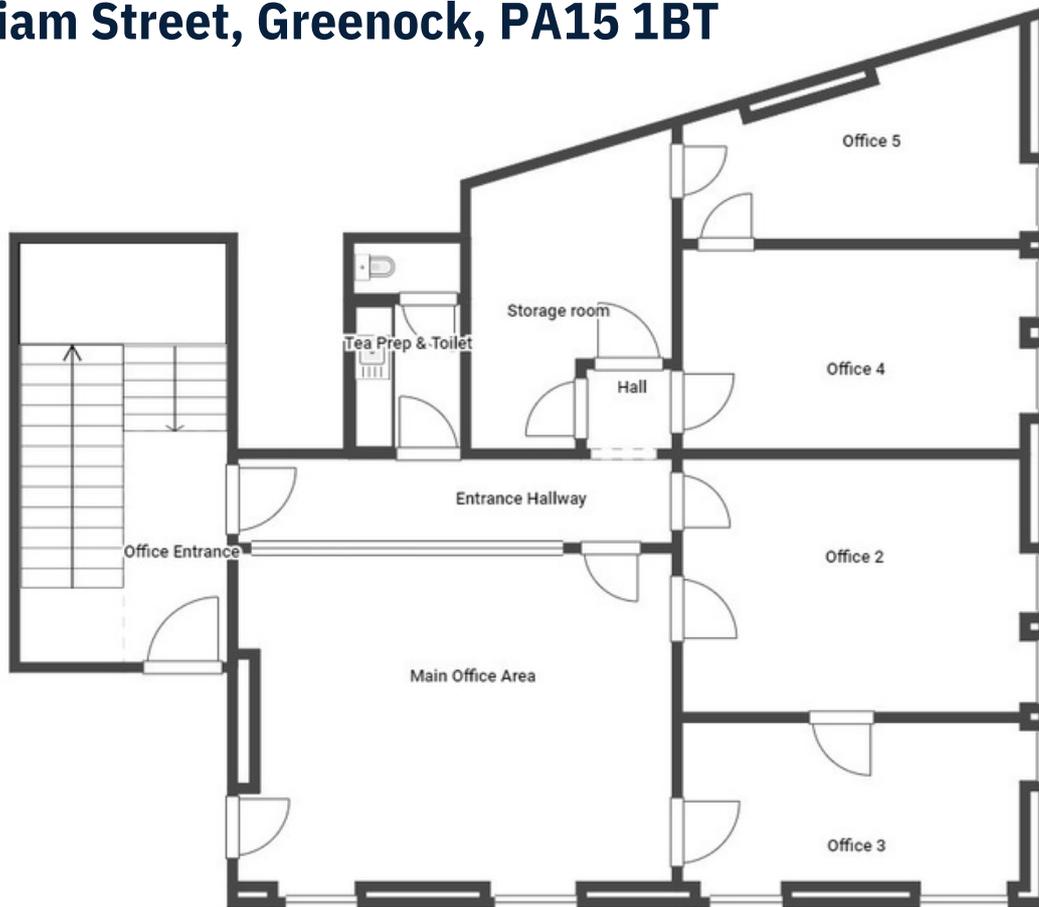
A rare opportunity located within Greenock's heritage quarter, the subjects are set on the second floor, with a dedicated entrance on street level and local authority car parking available close by.

Early viewing is recommended, with the potential for the property to be converted into residential use (subject to Planning).

Features

- Available To Buy Freehold
- Large Flexible Space
- 100% Rates Relief Available
- Fantastic Central Location
- Part of Greenock Heritage Quarter
- On-Street and Car Park Set Adjacent
- Greenock Oak Mall - 2 Mins Walk
- Greenock Central - 5 Mins Walk
- Glasgow Int Airport - 25 Mins Drive
- Glasgow City Centre - 35 Min Drive

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Property Overview

The property comprises an office building of traditional construction arranged over three floors. The subjects are available from November following the expiration of the previous long-term lease to a local accountancy firm.

The entrance is from a beautiful traditional stairwell accessible from street level, with signage opportunities onto the busy William Street. The property has retained several period features. There is an intercom system for clients and staff to gain access.

Set across the second floor, the office facilities provide several well-proportioned rooms, a reception area, a tea preparation area, a storage room and several private offices.

The property would benefit from refurbishment and reconfiguration with options also to consider a change to residential use (subject to Planning consent).

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

The subject property occupies a prominent corner position on historic William Street within the heart of Greenock town centre. Inverclyde Council's Head Office and customer service hub are located in the adjoining Municipal Building, with the Oak Mall Shopping Centre located adjacent. Greenock Town Hall is also set adjacent.

On-street parking is provided together with a large council car park a short two-minute walk. Convenient access is provided to the A8 that connects with the M8 motorway providing access to Glasgow City Centre.

ACCOMMODATION - Floor: 167 sq m - 1,511 sq.ft.

RATES - From the Assessor's website, we note the subjects are in the current Valuation Roll with a Rateable Value of £7,600. The property qualifies for 100% rates relief through the Small Business Bonus Scheme, subject to status.

PRICING - Offers are invited for the purchase of our client's freehold in the property, with an asking price of offers over £75,000. The subjects are not elected for VAT.

Parties should register their interest with Bowman Rebecchi.

View Online



360° Tour

