



## 63 Nicolson Street, Greenock, PA15 1LJ

£500 Per Calendar Month

### Summary

**This traditional retail or office unit is available in the west end of Greenock, following the end of a short-term tenancy.**

A former office, the subjects are located within Greenock Town Centre and provide a large catchment area and on-street parking.

This is an ideal starter space for a growing business or for someone looking to have their own cost-effective premises.

Viewings can be arranged by appointment with Bowman Rebecchi.

### Features

- Rarely Available Location
- 100% Rates Relief Available
- High Level of Passing Trade
- New 10-20 Year Lease Available
- West College and Doctors Adjacent
- Active Electricity Supply
- On-Street Parking
- Surrounded by Residential Dwellings
- Greenock West Station - 3 Mins Walk
- Greenock Town Centre - 7 Mins Walk

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## Property Overview

The subjects provide a good-sized open-plan reception area, with stairs leading from the street into the unit. This leads to a small kitchen and staff welfare area, with a private office available at the front of the property.

The property has an electric supply only, with window display options for tenants, as well as traditional signage opportunities.

On-street parking is available in the surrounding area, with high passing trade due to a large number of residential dwellings in the immediate proximity.

The unit would benefit from some modernization and this is expected to be a popular property due to its proximity and surrounding trade opportunities.

**Please note:** Our client does not wish for any change of use requests to Class 3 (Hot Food).

### LOCATION

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.

The premises are located on Nicolson Street within the popular Greenock Town Centre, along from TJ's Sandwich Station and BabyCakes. The property is adjacent to West College Scotland and Ardgowan Medical Practice, with Greenock Sports Centre a 3-minute walk away.

Greenock West Railway Station is a three-minute walk providing regular train services to and from Glasgow Central Station and Gourock, with adjoining services to Wemyss Bay and Paisley.

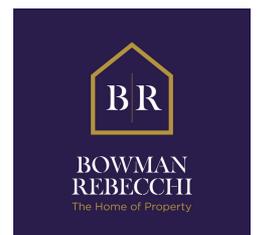
**Rates** - From the Assessor's website, we note the subjects are in the current Valuation Roll with a Rateable Value of £2,600. The property qualifies for 100% rates relief through the Small Business Bonus Scheme, subject to occupier status.

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

## View Online



## 360° Tour



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