



## 3 John Street, Gourock, PA19 1PR

£600 Per Calendar Month

### Summary

**Available to let from early 2023, this fantastic space in Gourock has undergone a transformation following renovation works and is located directly off of the A78 main road through the popular and growing Gourock town centre.**

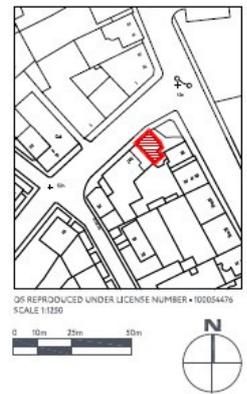
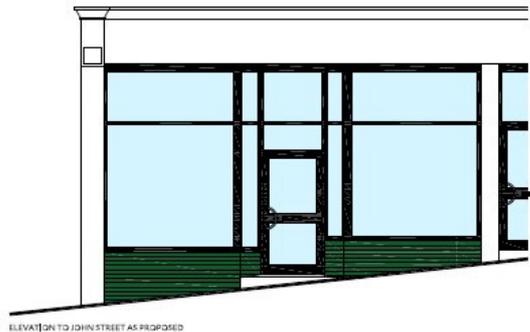
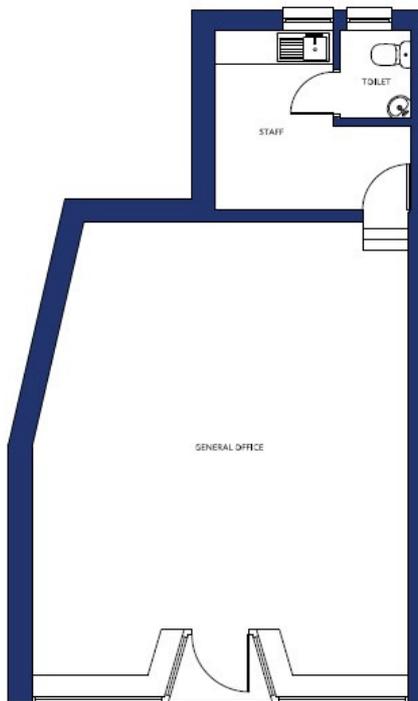
Gourock is a thriving town, bucking the retail challenges nationally, with a high demand for units like this in and around the town centre area. As a result, this property is expected to be popular and likely to be let quickly.

The property will be available to enter from January/February 2023

### Features

- Available Jan/Feb 2023
- 100% Rates Relief Available
- Suitable For A Range of Business Uses
- Refurbished Accommodation
- Well Connected Location
- Bus, Car, Ferry, and Train Access
- DDA Compliant
- On-Street Parking
- Close to Gourock Railway Station
- Kempock Street - 5 Minute Walk

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## Property Overview

The premises is currently a business centre with the long-term lease coming to an end at the close of 2022.

As a result, this property is set to be available to enter from 1st February 2023, with our client further investing internally into the property to ensure it is walk-in ready.

The current layout provides a good-sized reception area at the front of the building, which leads to a small configured office for more privacy. To the rear are a tea preparation staff area and welfare facilities.

In 2021, a new shopfront was installed to create a more modern look and better heat efficiency as well as increased security. The property is set to undergo further improvements internally, with the landlord willing to work alongside a new tenant to create a long-term partnership.

There is a range of on-street parking for staff and visitors.

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The subjects are located at the foot of John Street, with direct access from the A770 main road at Shore Street, a 5-minute walk to the famous Gourock pierhead.

Further images and a virtual tour are to follow with viewings to be scheduled in advance given the sitting tenant.

**Terms** - The subjects are available to lease on full repairing and insuring terms. Each party is to be responsible for its legal costs and outlays, including VAT incurred.

**Rates** - From the Assessor's website, we note the subjects are in the current Valuation Roll with a Rateable Value of £5,900.

**Viewings** - Viewings can be arranged by appointment with Bowman Rebecchi.

[View Online](#)



[360° Tour](#)