



75-77 Albert Road, Gourock, PA19 1QR

Available To Let | £900 Per Calendar Month | 710 Sq Ft

Summary

This superb fully furnished Gourock town centre office is available to let on a long-term basis, with waterfront views, gas central heating, kitchen area, private parking, and roller shutter security.

An impressive and rarely available property, the subjects are the former Richard Robb Architect's office which is accessible from street level.

Viewings can be arranged by appointment with Bowman Rebecchi.

Features

- Rarely Available Opportunity
- Walk-In Condition
- Fully Furnished Office To Let
- Gourock Town Centre Location
- Rear Decking Area
- Waterfront Views Of River Clyde
- 100% Rates Relief Available
- Easy Access to A770
- Impressive Office Environment
- On-Street and Private Parking
- Gourock Outdoor Pool - 3 Mins Walk

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Property Overview

The subjects include all furniture and contents, with a photocopier, printer, plotter, hi-speed server, backup system, and integrated workstations available.

The property boasts gas central heating, roller shutters to all doors/windows, a rear decking area with a sliding door, 10 x networked hard-wired workstations, and several display screens.

The subjects are located at 75-77 Albert Road, at the heart of Gourock town centre. The popular Gourock Outdoor Pool is a 3-minute walk from the subjects which is also popular with walkers along the promenade.

A SUPERB LOCATION - There is a wide range of nearby amenities on the vibrant Kempock Street, including bistros, restaurants, and supermarkets all located within a five-minute walk, with Gourock itself incredibly popular with residents and visitors.

The property benefits from direct access onto the A770 linking to the A8/M8 motorway, providing access to the national motorway network as well as the M74 motorway leading South and is 30 minutes drive from Glasgow International Airport.

The subject property is located a short walk from Gourock railway station, with regular train services to Glasgow and Gourock. CalMac and Western Ferries services to Argyll and Bute are in close proximity with bus and national cycle routes available.

Two private parking spaces are also available for new occupiers at an annual fee with on-street parking also available outside and within close proximity for visitors and employees.

CLASS USE - Office (Class Use 2) with permitted use to Class Use 1 (Retail).

ACCOMMODATION - Floor: 65.6 sq m / 709 sq ft

RATES - From the Assessor's website, the property had a Rateable Value of £5,900. The property qualifies for 100% rates relief through the Small Business Bonus Scheme, subject to occupier status.

PRICING - The property is available by way of a new lease at a guide rent of £10,800 per annum, excluding VAT which is not applicable, with terms to be agreed upon.

OPTION TO PURCHASE - The property is available by way of a new lease at a guide rent of £10,800 per annum, excluding VAT which is not applicable, with terms to be agreed upon.

For further information, please contact Bowman Rebecchi.

View Online



360° Tour



Floorplan

