



Superb Gourock Town Centre Restaurant For Lease

To Let - £1,050 Per Month (Ex VAT)

Summary

The former highly popular Fusion Restaurant in Gourock is available to let through Bowman Rebecchi following the end of the long-term lease.

The previous long-time operator handed the unit back in September 2023 due to the end of the lease and left a superb space in walk-in condition.

A superb opportunity, this property is priced to support the early entry of a new tenant, with a long-term lease available.

Viewings can be arranged by appointment with Bowman Rebecchi.

Features

- Fantastic Central Gourock Location
- Highly Popular Restaurant
- 100% Rates Relief Available
- Rarely Available Opportunity
- Sensibly Priced For Long-Term Tenant
- Fully Fitted Kitchen
- Large Dining Room For 32 Covers
- Private Dining Space For 20 Covers
- On-Street Parking
- Could Expand Onto Second Floor
- Gourock Train Station - 3 Minute Walk
- Gourock Town Centre - 3 Minute Walk

2 Hopeton Street, Gourock, PA19 1PG



Property Overview

This superb restaurant has been a highly successful location for its previous operators, with its superb cuisine and range of local produce proving popular with locals and visitors from afar.

Entry is via a stairwell at the side of Hopeton Street to the first floor, with the reception providing access to the kitchen, large dining area, private dining area, and welfare facilities.

The main dining room is to the rear and a good size, with tables and chairs available if required with approximately 32 covers that overlook Shore Street. The private and more intimate dining area is to the front of the restaurant, overlooking Hopeton Street, and provides space for approximately 20 covers.

At the east side of the building is the kitchen area, which is in walk-in condition and provides a small but functional cooking space, with a large overhead flue installed alongside a gas-burning stove and oven. The food preparation and cleaning area is located just off of the kitchen, with several fridges and a freezer available, as well as a hot griddle, ice maker, and several sinks in situ.

On the second floor is the former office which was previously a flat for the live-in owners. In need of some modernisation, this provides several opportunities for new occupiers for storage, office, or residential space depending on their needs.

MEASUREMENTS - The on-site measurements, measured in accordance with the RICS Code of Measuring Practice (6th Edition), calculate the subjects extend as follows: 117 sq m | 1,260 sq ft

CLASS USE - Class Use 3 - Restaurant

Price - The property is available by way of a new lease at a guide rent of £12,050 per annum, excluding VAT which is not applicable, with terms to be agreed upon.

Rates - From the Assessor's website, the property had a Rateable Value of £9,800. The property qualifies for 100% rates relief through the Small Business Bonus Scheme, subject to occupier status.

Entry - Entry is available.

Anti-Money Laundering - To comply with anti-money laundering legislation, the successful tenant will be required to provide certain identification documents. For further information, please contact Bowman Rebecchi.

View Online



Virtual Tour



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