



Dalrymple Street, Greenock

£1,050 PCM

Summary

A range of opportunities is on offer for this former nightclub and bar on Dalrymple Street, iconic within Greenock's main leisure and nighttime area for the past 30 years. Located adjacent to the A770 main road, the property is set across two levels with front and side entrances with high visibility.

The ground floor area provides a bar area with associated seating areas and a small stage, as well as a small office, welfare facilities and access to the cellar.

Access to the first floor is via a stairwell from the ground floor, with this bright and welcoming space ideal for a range of uses. The current layout has a large bar, DJ booth, seating area, dance floor and raised stage area.

The property is a fantastic space, suitable for a range of uses including retail, restaurant, bar/club, and community uses, subject to obtaining a change of use.

Features

- Town Centre Commercial Unit
- Highly-visible Accommodation
- Suitable For A Range of Business Uses
- Greenock Town Centre Location
- Rarely Available Opportunity
- Set Across Two Floors
- Roller Shutter Security and Alarm System

204 Dalrymple Street, Greenock, PA15 1LE



Property Overview

Parking is available on-street as well as on Roslin Street, with a local authority car park adjacent with 30+ spaces.

The property has roller shutter security, as well as gas and electric supplies. Please note there is no current heating system in-situ.

Internal and external refurbishment is required to modernise the subjects to create a welcoming environment in the heart of Greenock Town Centre and our client is willing to support potential occupiers.

VIEWINGS

Viewings can be arranged by appointment with Bowman Rebecchi.

ACCOMMODATION

The on-site measurements, measured in accordance with the RICS Code of Measuring Practice (6th Edition), calculate the subjects extend as follows:

Floor: 557 sq.m. (6,000 sq.ft.)

TERMS

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, the property had a Rateable Value of £25,750.

Rental - The property is available by way of a new lease at a guide rent of £12,600 per annum, excluding VAT (not applicable) but including electricity use, with terms to be agreed.
For further information, please contact Bowman Rebecchi.

View Online

