



## Greenock Town Centre Unit To Let

£995 PCM, £5.97 PER SQ FT

### Summary

**This town centre unit is available to let after the end of a short-term tenancy. The premises are highly-visible at the foot of West Blackhall Street and Grey Place, adjacent to the main A770 road through Greenock with high footfall and ease of access for employees.**

The property provides a large entrance, reception area, and open-plan space, which traditionally has been used as the main area used. To the rear of the premises are four well-proportioned rooms which provide both meeting room and storage spaces. There is also a good-sized staff room with welfare facilities.

The premises offer a range of opportunities for new occupants all within close walking distance of Greenock's Oak Mall and Greenock Ocean Terminal, where 150k visitors and crew land every summer from cruise liners.

### Features

- Fantastic Town Centre Location
- Flexible Open Plan For Business Use
- Adjacent to A770
- High Footfall and Visibility
- 100% Rates Relief From Scottish Government
- Well-Connected Business Hub
- On-Street Parking

# 127 West Blackhall Street, Greenock, PA15 1YD



## Property Overview

This is a fantastic space for a business to position itself with high visibility and footfall.

### A CENTRAL 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.

### VIEWING

Viewings can be arranged by appointment with Bowman Rebecchi.

### ACCOMMODATION

Floor: 185 sq.m. (2,000 sq.ft.)

### TERMS

**Rates:** From the Assessor's website, we note the subjects are in the current Valuation Roll with a Rateable Value of £10,400. The property qualifies for 100% rates relief through the Small Business Bonus Scheme, subject to occupier status.

**Terms -** The units 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.

**Price -** £995 per month (VAT not applicable).

**For further information, please contact Bowman Rebecchi.**

## View Online



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EPC Rating - TBC. We aim to make our particulars both accurate and reliable. However, they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're travelling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order. Created: June 2023.

