

FOR SALE

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David Allison & Company
Chartered Surveyors



RETAIL UNIT

1a NEWTON STREET, GREENOCK, PA16 8UH

- Single window shop in refurbished tenement
- Newly installed shop front
- Net internal area: **35.47 sq m (382 sq ft)**
- Busy local trading location opposite Greenock West station
- Close proximity to West College Scotland
- Former bakers/sandwich bar use
- Price: Offers in excess of **£55,000**

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Tel: 0141 375 1555

135 Buchanan Street, Glasgow, G1 2JA



www.dallisonandco.co.uk

LOCATION

The premises are located on Newton Street, off Inverkip Road, a busy one-way thoroughfare close to Greenock Town Centre.

The subjects are in close proximity to West College Scotland and opposite Greenock West railway station. Nearby occupiers include BetFred, West Station Café and USave Newsagents.

GENERAL DESCRIPTION

The subjects occupy a mid terrace position in a refurbished three storey tenement building. The property benefits from having on-street parking to the front, and being opposite the railway station entrance.

Internally, the subjects are sub-divided to form a front sales area, rear kitchen staffroom/store and toilet accommodation.

ACCOMMODATION

We have calculated the floor area on a net internal basis in accordance with the RICS Code of Measuring Practice (Sixth Edition) to be approximately as follows:-

TOTAL: 35.47 sq m (382 sq ft)

RATING ASSESSMENT

The subjects are entered in the current Valuation Roll as follows:

Rateable Value: £3,900

PRICE

We are seeking offers in excess of **£55,000** for our client's interest.

EPC

A copy of the Energy Performance Certificate (EPC) is available on request.

VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

LEGAL COSTS

Each party will be responsible for payment of their own legal fees incurred in any transaction.

VIEWING/FURTHER INFORMATION

Strictly through the agents:

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PROPERTY MISDESCRIPTIONS ACT 1991: The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outwith our control. When we are advised of any change we will inform all enquirers at the earliest opportunity.

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