

TO LET

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David Allison & Company



REFURBISHED RETAIL UNIT

50 KEMPOCK STREET, GOUROCK, PA19 1ND

- Strong local trading location
- Manageable size of shop – net internal area 31.87 sq m (343 sq ft)
- Recently refurbished internally to a high standard
- Good mix of local and national traders in the vicinity eg. Greggs, Sainsburys
- Offers in excess of £6,500 per annum

David Allison & Company Surveyors and Valuers

Tel: 0141 375 1555

89 West Regent Street, Glasgow, G2 2BA

www.dallisonandco.co.uk

LOCATION

The subjects are located on the west side of Kempock Street, the main retailing thoroughfare within Gourock Town Centre where there is a busy mix of national and local traders with occupiers including Sainsburys, Aulds Bakers, Greggs and Bank of Scotland, amongst others.

The subjects benefit from on street car parking to the front of the shop and from a large free public car park to the rear of the building with a popular access lane from the car park leading up the gable wall of the building.

The town lies 4 miles south of Greenock, the principal town in the region and approximately 24 miles south west of Glasgow City Centre. Gourock has a main line railway station providing regular services to Greenock and Glasgow and Glasgow Airport is situated 14 miles north east of the town, off the M8.

The street plan (opposite) shows the approximate location of the premises for information purposes.

GENERAL DESCRIPTION/ ACCOMMODATION

The subjects comprise of a ground floor retail unit in a basement and three storey traditional tenement block in Gourock Town Centre, where there is a mix of national and local covenant occupiers.

The subjects comprise a fully refurbished single windowed retail unit, which has been subdivided to form a front sales area with rear staff/store area and toilet.

ACCOMMODATION

We calculate the total net internal floor area, as defined in the RICS Code of Measuring Practice (Sixth Edition) extends to **31.87 sq m (343 sq ft)**.

RATING ASSESSMENT

The subjects are entered in the current Valuation Roll as follows:
Rateable Value: £3,800

RENTAL/LEASE TERMS

We are instructed to seek a rental of offers over £6,500 per annum in respect of a new lease of the premises for a negotiable length of lease on a standard full repairing and insuring basis.

VAT

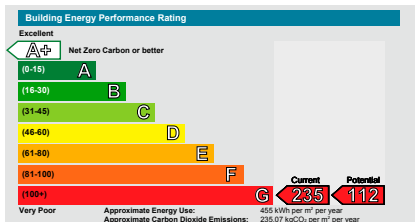
Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

LEGAL COSTS

We would expect the incoming tenant to be responsible for our client's reasonably incurred legal fees relative to the transaction.

EPC

The premises have been assessed and currently have an 'G' energy rating - graph displayed here.



VIEWING/FURTHER INFORMATION

Strictly through the agents:

David Allison

David Allison & Co

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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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