

TO LET

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David Allison & Company



FULLY REFURBISHED WAREHOUSE UNIT (with possible Trade Counter Use)

UNIT 2 (EAST BREAST STREET),
72 DALRYMPLE STREET, GREENOCK, PA15 1DZ

- Prominent & convenient trading location
- Gross Internal Area: **837.6 sq m (9,012 sq ft)**
- Fully refurbished industrial/warehouse unit
- Small secure yard and car parking to rear
- Rent - offers in the region of **£45,000** 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 property is prominently located fronting the main road (A8), Dalrymple Street, which is part of the main road system through Greenock Town Centre.

Vehicular access to the unit is to the rear off East Breast Street.

Greenock lies approximately 24 miles west of Glasgow and is readily accessible by virtue of the M8 motorway, with a drive time of 15 minutes to Glasgow International Airport.

GENERAL DESCRIPTION

The subjects comprise a modern single storey industrial/workshop unit of steel portal frame construction.

The building has recently undergone extensive refurbishment both internally and externally and is in excellent condition throughout.

Minimum eaves height **4.46 metres**.

The premises benefit from a small secure yard to the rear with surrounding car parking and gas warm air central heating.

There are separate male and female toilet facilities.

ACCOMMODATION

We have calculated the floor area on a gross internal basis in accordance with the RICS Code of Measuring Practice (6th Edition) to be approximately as follows:-

837.6 sq m (9,012 sq ft)

RATING ASSESSMENT

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

Rateable Value: £21,500

RENTAL/LEASE TERMS

The property is currently held on a full repairing and insuring lease until 2029 and is being offered on the basis of a sub-lease of negotiable length at a rental in the region of **£45,000** per annum.

VAT

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

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in any transaction with the in-going tenant being responsible for payment of Stamp Duty Land Tax and Registration Dues (if applicable).

VIEWING/FURTHER INFORMATION

Strictly through the agents:

David Allison & Co
89 West Regent Street
Glasgow
G2 2BA

Tel: 0141 375 1555

Fax: 0141 375 1666

Email: enquiries@dallisonandco.co.uk

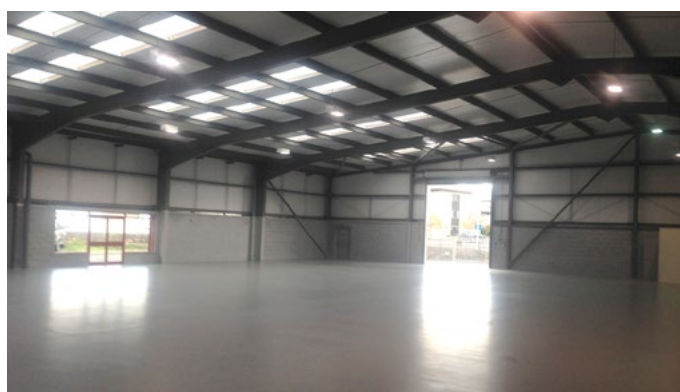
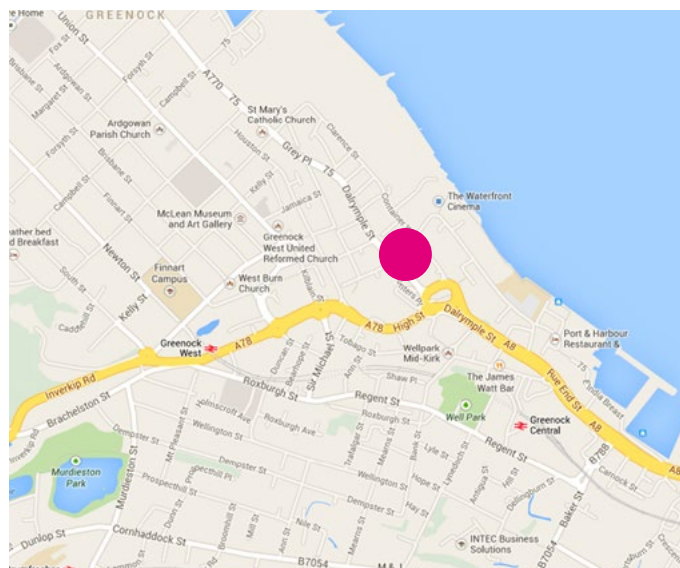
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PROPERTY MISDESCRIPTIONS ACT 1991: The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change without our control. When we are advised of any change we will inform all enquirers at the earliest opportunity.

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EPC

The property has been assessed and currently has a 'C' Energy Rating – a copy of the EPC document is available on request.

