



## First Floor Office Space Freehold For Sale

Offers Over £65,000 (ex. VAT)

### Summary

**A rare opportunity, the freehold of this superb first-floor office is available to purchase within the heart of Greenock town centre providing modern internal decoration with a mixture of open plan accommodation and small offices.**

The subjects have high visibility and footfall from Kilblain Street and Nicolson Street.

The property is of traditional construction, arranged over two floors, with a further retail unit below and an office adjacent to this property also available through Bowman Rebecchi

### Features

- Greenock Town Centre Commercial Unit
- Flexible Space For Business Use
- Well-connected Business Hub
- Highly Visible Premises
- First Floor Offices
- 25% Rates Relief Available Subject To Status
- Greenock Bus Station - 30 Second Walk
- Greenock Oak Mall - 2 Minute Walk

# 33-35 Nicolson Street, Greenock, PA15 1UL



## Property Overview

**Internally, the property is in walk-in condition, with a kitchen and small offices available as well as several storage options, as well as staff welfare.**

This is a fantastic space for a business to position itself within Greenock Town Centre, with early entry available.

**A CENTRAL LOCATION** - The property is located on Nicolson Street, located just a one-minute walk from Greenock Bus Station and with the Oak Mall a two-minute walk. Two of Greenock's main retail areas, West Stewart Street and West Blackhall Street are on either side.

Other enterprises located nearby include retail, convenience stores, cafes, hairdressers, restaurants, takeaways, clothing stores, and gift stores. Tesco, B&M and Aldi are all within a 5-minute walk.

This is a well-connected business hub, with Greenock West train station only a five-minute walk as well as connecting ferry services to Argyll and Bute a ten minutes' drive. Greenock Bus Station is a two-minute walk to Glasgow, Gourock and North Ayrshire with on-street parking within the vicinity as well as local authority parking at £1 a day.

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

**Viewings** - Viewings can be arranged by appointment with Bowman Rebecchi.

**Floor** - 183.4 sq m (1,975 sq ft)

**Rates** - From the Assessor's website, we note the subjects are in the current Valuation Roll with a Rateable Value of £18,000. The property qualifies for 25% rates relief through the Small Business Bonus Scheme, subject to occupier status.

**Entry** - Our client is flexible to accommodate requests.

**Price** - Our client is seeking offers in the region of £65,000 exclusive of VAT for their Heritable interest.

**Anti-Money Laundering** - To comply with anti-money laundering legislation, the successful tenant will be required to provide certain identification documents.

**For further information concerning the quoting rents and likely incentives, please contact Bowman Rebecchi.**

## View Online



## Virtual Tour



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