



35 Nicolson St, 1st Floor Left, Greenock, PA15 1UL

Town Centre Office

- Modern Construction
- Well Presented
- Potential Residential Conversion
- 614sq ft
- Rates Exempt
- Rent: £8,000p.a
- Price: On request

LOCATION:

The property is situated on the south side of Nicolson Street at it's junction with West Stewart Street within the town of Greenock. The location offers a mix of national and local retailers, and direct access to the Oak Mall Shopping Centre.

Greenock is a regional town in the Inverclyde Council area, approximately 20 miles west of Glasgow. The town is serviced by a number of train and bus operators, with the A8, A78 and M8 providing easy access around town, south towards Kilmarnock and east towards Glasgow. Neighbouring occupiers include Semi Chem, Sports Direct, Subway and Iceland.

PROPERTY:

The property is of modern steel framed construction with pitched roof.

The property benefits from double glazed windows with secure controlled entry at ground level leading to an internal staircase accessing the upper floor.

The space benefits from partitions to form individual suites with suspended ceiling. w.c facilities are within the property along with tea prep area..



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AREA:

The property extends to the following net internal area;

57sqm (614sq ft)

NAV/RV:

£4,900

Rent:

The property is available on a new full repairing and insuring head lease for a negotiable term for £8,000per annum.

SALE

The property is available on a freehold basis price on request

V.A.T.

The property has not been elected for V.A.T

Legal

Each party shall bear their own legal costs incurred in the transaction

TSA Property Consultants

162 Buchanan Street
Glasgow, G1 2LL

Jas - 07810 717229 (jas@tsapc.co.uk)

Will - 07581 396092 (will@tsapc.co.uk)

General - 0141 237 4324 (info@tsapc.co.uk)

Anti-Money Laundering

In order to comply with anti-money laundering legislation, the successful purchaser / tenant will be required to provide certain identification documents. The required documents will be confirmed to and requested at the relevant time

Property Misdescription 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 out with our control. When we are advised of any change we will inform all enquiries at the earliest opportunity.