



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

Office / Residential To Let or For Sale, Greenock

Summary

Tenure	To Let / For Sale
Available Size	614 sq ft / 57.04 sq m
Rent	£8,000 per annum
Price	£45,000
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

Key Points

- Town Centre Office
- Well Presented
- 614sq ft
- Rent: £8,000p.a
- Modern Construction
- Potential Residential Conversion
- Rates Exempt
- Price: o/o £45,000

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Summary

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VAT	Upon Enquiry
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Description

Town Centre Office
Modern Construction
Well Presented
614sq ft
Rates Exempt
Rent: £8,000p.a
Price: o/o £45,000

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.

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

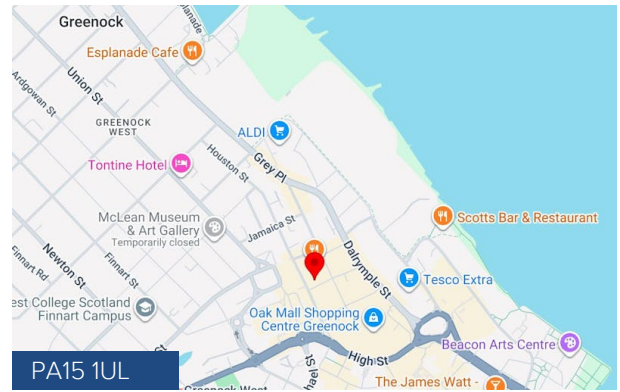
Sale

The property is available on a freehold basis for o/o £45,000

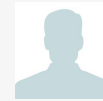
V.A.T

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

Legal



Viewing & Further Information



Will Rennie

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will@tsapc.co.uk

TSA Property Consultants

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 08/06/2026

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

A.M.L

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

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



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Town Centre Office

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NAV/RV:

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Rent:

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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

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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.