

39 WEST BLACKHALL STREET GREENOCK



GERALDEVE

TO LET / FOR SALE
RETAIL PREMISES
1,051 sq m (11,314 sq ft)



39 West Blackhall Street
Greenock
PA15 1UT

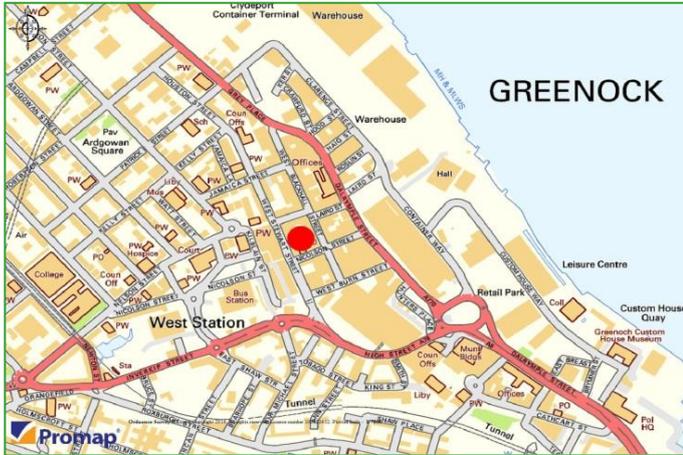
Extensive retail premises occupying a prime pitch within Greenock town centre

- **arranged over ground, first and second floors**
- **goods lift connects each floor**
- **potential for alternative uses subject to planning**

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Location

Greenock is located approximately 20 miles west of Glasgow with a residential population of 45,000 people together with a catchment population of approximately 90,000 people.

More specifically the subjects occupy a prime pitch on the west side of West Blackhall Street between its junctions with Argyle Street to the north and Nicolson Street to the south. West Blackhall is an established retail pitch where surrounding occupiers include Paddy Power, Burger King, Greggs and the British Heart Foundation.

The entrance to the Oak Mall Shopping centre is a short distance south of the subjects at the foot of West Blackhall Street where occupiers include New Look, Wilko, Marks & Spencer.

Description

The subjects comprise extensive mid-terraced retail premises arranged over ground, first and second floors.

Internally each floor is open-plan with a passenger staircase and large goods lift connecting each.

Accommodation

We have measured the subjects in accordance with the RICS Code of Measuring Practice (Sixth Edition) and calculate the following net internal areas;

Ground floor	2,761 sq ft	256.50 sq m
First floor	4,306 sq ft	400.00 sq m
Second floor	4,247 sq ft	394.50 sq m
Total	11,314 sq ft	1,051.00 sq m

Planning

The subjects benefit from Class 1 retail consent but may lend themselves to a range of alternative uses subject to planning including restaurant / leisure / gym.

Terms

The subjects are available by way of a new full repairing and insuring lease or offers over £200,000 are invited for the heritable interest in the subjects.

Rateable Value

The subjects are entered in the Valuation Roll with a Rateable Value of £47,000.

EPC – D

Viewing

By appointment through sole agents, Gerald Eve LLP.

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