

4 PRINCES STREET PORT GLASGOW



GERALDEVE

FOR SALE / MAY LET
RETAIL PREMISES WITH CLASS 2 CONSENT
163.77 sq m (1,763 sq ft)



4 Princes Street
Port Glasgow
PA14 5JQ

- class 2 retail premises located in the heart of Port Glasgow town centre immediately opposite the entrance to Port Glasgow Railway Station
- excellent owner-occupier/investment opportunity
- immediate free on-street parking provided
- no VAT on purchase price
- scope for 100 % rates relief under Small Business Bonus Scheme

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Location

Port Glasgow is Inverclyde's second largest town located 4 miles east of Greenock and 20 miles west of Glasgow city centre with a residential population of approximately 20,000 and a catchment population of approximately 90,000.

Princes Street is Port Glasgow's principal shopping street and the subject property is located on the east side of Princes Street immediately opposite the entrance to Port Glasgow Railway Station just by its junction with John Wood Street. Surrounding occupiers include Greggs, Coop Funeral and Coral.

Description

The subjects comprise mid-terraced ground floor retail premises forming part of a larger red sandstone building where the upper floors are in residential use.

Externally the subjects benefit from 3 x display windows together with a pedestrian access door.

Internally the subjects provide largely open-plan accommodation with male/female/ambulant WC's located to the rear together with a staff tea-prep.

Accommodation

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

163.77 sq m (1,763 sq ft)

Asking Terms

Offers are invited for our clients heritable interest in the subjects with the benefit of vacant possession.

Alternatively our client may consider leasing the subjects with further information available upon request.

Planning

The subjects currently benefit from Class 2 consent, All planning queries should be made directly to Inverclyde Council on 01475 717 677.

Rateable Value

The subjects are entered in the Valuation Roll with a Rateable Value of £6,600

Subject to fulfilling the set criteria, some occupiers may be eligible for 100% rates relief under the Small Business Bonus Scheme.

VAT - not applicable on purchase price/rent.

EPC – available upon request.

Viewing & Further Information

By appointment through the sole agents Gerald Eve LLP;

Gregor Brown
gbrown@geraldeve.com
Tel. 0141 227 2375



Conditions under which these particulars are issued

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