

# to let

two substantial shop units



10,756 sq ft to 23,060 sq ft (999.3 sq m to 2,142.3 sq m)  
with 180 car spaces



**25** WEST STEWART STREET  
**GREENOCK PA15 1SN**

- In the town centre
- Close to Stewart and Oak Mall Shopping Centres
- Immediately adjacent taxi rank and main bus station

## LOCATION

Greenock is one of the largest towns on the west coast of Scotland with a population of approximately 50,000 people and a catchment population in the order of 110,000 people. The town is located on the south bank of the Firth of Clyde approximately 24 miles west of Glasgow on the M8/A8 trunk road which links directly with Glasgow Airport and the City Centre. The town also benefits from a good railway service linking it with Glasgow and the UK railway network.

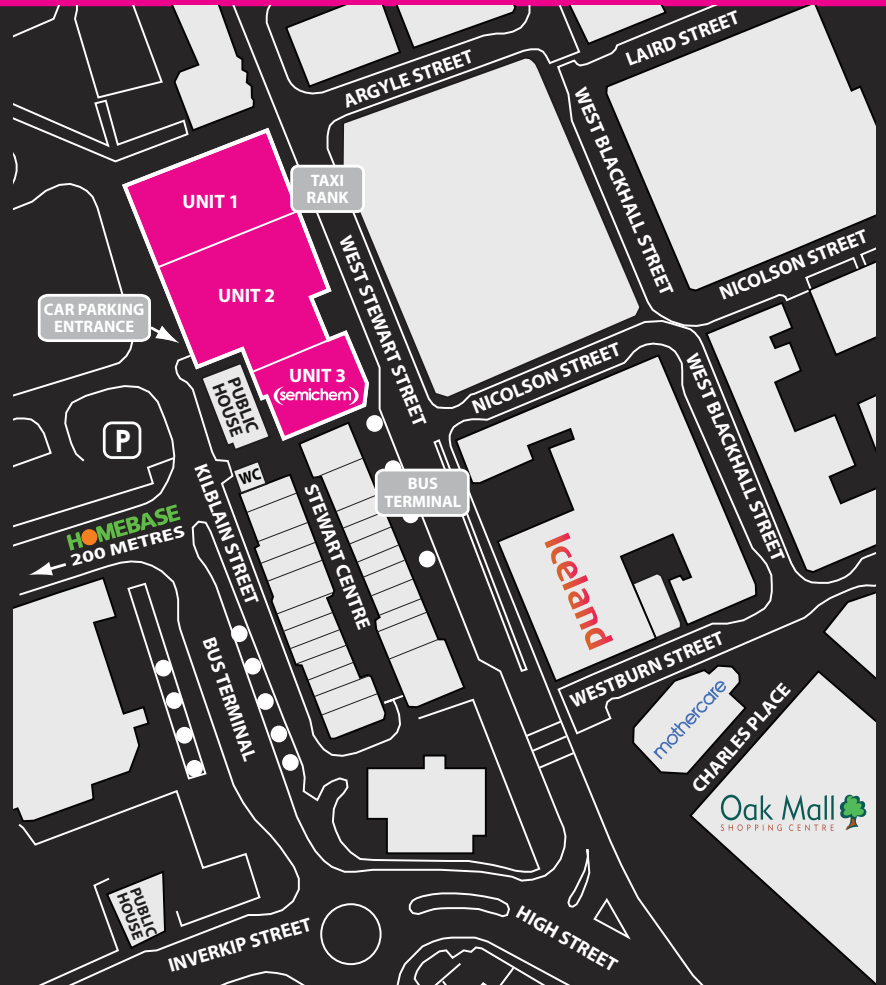
## DESCRIPTION

The subjects extend to 23,060 sq ft in the form of two adjoining retail units of 10,756 sq ft (Unit 1) and 12,304 sq ft (Unit 2) respectively fronting West Stewart Street. The property also features a first floor area extending to 14,790 sq ft (Unit 4) served from a large, covered loading bay off Kilblain Street at the rear and is linked to the retail units by way of two sets of two industrial standard goods hoists. This area has potential not only for shop storage, but could also stand alone as a space for leisure or amenity, subject to consent. A further six levels of car parking are above providing 180 car spaces.

## ACCOMMODATION

The Gross Internal Areas in accordance with the RICS Code of Measuring Practice are as follows:

UNIT	Sq Ft	Sq M
1 GR	10,756	999.3
2 GR	12,304	1,143
3 GR	LET	
4 1ST	14,790	1,374
5 UPPER	180 car spaces	



## SITUATION

Positioned on the west side of West Stewart Street toward its south end, the subjects sit alongside the main bus station and taxi rank, providing services to destinations throughout Greenock and Inverclyde.

The Stewart Shopping Centre is immediately to the south of the subjects and forms two terraced parades of retail units fronting West Stewart Street and also Kilblain Street. Occupiers in the vicinity include Homebase, Global Video, Ladbrokes, Lloyds Chemist, William Hill, Iceland, Haddows, Acorn Pet Centres and Semichem.

West Stewart Street is also home to the Oak Mall Shopping Centre, the town's principal retail centre providing 283,000 sq ft of climate controlled retailing, less than 200 metres from the subjects.

## RATEABLE VALUE

Units 1 and 2, £71,500 and £96,750 respectively.

## LEASE

Leases of an institutional standard are sought on terms to be agreed.

## THE ACCOMMODATION

Units 1 and 2 have been refurbished to include new decor, shop fronts and electrically operated roller shutters and can be let together or separately. Unit 4 storage area has potential for retail or other uses such as amenity or leisure. Unit 5 Car Park is fully refurbished and ready to open in conjunction with the retail.

Benefiting from the split level site the loading bays and car park are accessed from Kilblain Street at the rear leaving the retail frontage on West Stewart Street uninterrupted.

## VIEWING & FURTHER INFORMATION



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