

FOR SALE - RETAIL

1A NEWTON STREET
GREENOCK, PA16 8UH



KEY HIGHLIGHTS

- 400 sq ft
- Situated next to Greenock West Railway Station
- Eligible for 100% rates relief
- Offers over £60,000 invited
- Excellent investment / owner-occupier opportunity
- Close proximity to West College Scotland
- Free on-street parking

SUMMARY

Available Size	400 sq ft
Price	Offers in excess of £60,000
Rates Payable	£2,838.60 per annum Some occupiers may be eligible for 100% rates relief under the Small Business Bonus Scheme
Rateable Value	£5,700
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

DESCRIPTION

Ground floor mid-terraced retail premises forming part of a larger tenement.

Externally provides modern shopfront with large display window and customer entrance.

Internally the property has been fully refurbished with open-plan front sales area, rear kitchen, storage space and WC.

LOCATION

The premises are situated on the west side of Newton Street, by its junction with Inverkip Road, a busy one-way thoroughfare within Greenock Town Centre.

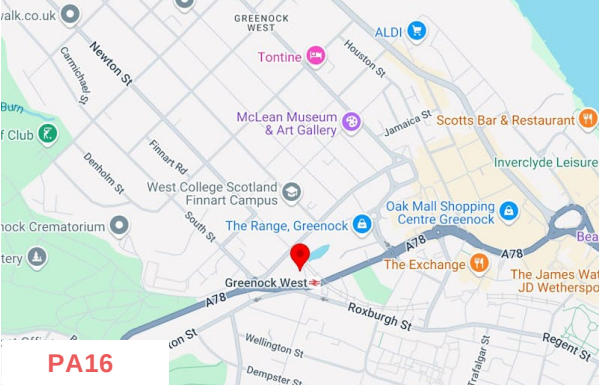
The subjects are in close proximity to West College Scotland and opposite Greenock West railway station.

Nearby occupiers include BetFred, West Station Café, Station View Health Centre and USave Newsagents.

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	400	37.16	Available
Total	400	37.16	



VIEWING & FURTHER INFORMATION

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