



## 42/44 Church Street, Port Glasgow, PA14 5JD

- Prominent Location
- On street parking available
- Extends to approximately 831.73 sqm (8,953 sqft)
- Would suit a variety of uses
- Rental offers of £30,000 per annum



## LOCATION

Port Glasgow is located some 22 miles west of Glasgow city centre, on the south bank of the river Clyde, and some 4 miles east of Greenock.

Historically the town has a strong industrial heritage, centred around ship building, and has a resident population of around 17,000 persons.

The property is located on the corner of Church Street and King Street, in the heart of the town centre. There are a mix of regional and national occupiers, including Greggs, Farmfoods, Betfred and many local traders.

## DESCRIPTION

The subjects comprise a stand-alone retail building of concrete frame construction, with brick/block infill panels, under a flat roof. The unit benefits from a substantial glazed frontage to both Church Street and King Street, along with a dedicated servicing access on King Street.

Internally the unit is laid out to provide open plan retailing space at ground floor with a staircase and goods lift providing access to the first floor. The upper level is primarily utilised for storage and also provides staff and wc accommodation.

## ACCOMODATION

In accordance with the RICS Property Measurement Professional Statement (6th Edition), we calculate that the premises have the following approximate Net Internal Area:

Floor	SQ.M	SQ.FT
Ground	414.52	4,462
First	417.21	4,491
Total	831.73	8,953

## LEASE TERMS

The premises are offered on a new Full Repairing and Insuring lease, of negotiable length, subject to regular rent reviews.



## RENT

We are instructed to seek rental offers of £30,000 per annum for a new lease on the subject property.

## RATING ASSESSMENT

The subjects are entered in the Valuation Roll with a Rateable Value of £22,000.

The rate poundage for 2024/2025 is £0.498 in the pound.

## VAT

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of VAT at the appropriate rate.

## ENERGY PERFORMANCE CERTIFICATE

An EPC has been prepared for this property and can be provided upon request.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in any transaction, however for the avoidance of doubt, the ingoing tenant shall be liable for LBTT, Extract Copies and VAT thereon.

## To arrange a viewing please contact:



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## IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
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