



34 PRINCES STREET, PORT GLASGOW, PA14 5JQ

TO LET – RETAIL PREMISES
82.29 SQ M (886 SQ FT)

- Prominent Class 1 retail premises available for immediate occupation
- Arranged over ground and first floor
- Located in the heart of Port Glasgow town centre
- Free on-street parking provided
- Eligible for 100% rates relief under Small Business Bonus Scheme



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Location

Port Glasgow is the second largest town in Inverclyde with a local population of 14,500 residents. The town is located 4 miles east of Greenock and 20 miles west of Glasgow City Centre via Greenock Road immediately north of the subjects. More specifically, the subjects are located on the east side of Princes Street, Port Glasgow's primary retail high street.

The subjects are served by excellent public transport links with numerous bus services operating on Shore Street whilst Port Glasgow Railway Station is just a short walk south on Princes Street.

Free on-street parking is provided to the front of the subjects.

Neighbouring occupiers include Greggs, Bet Fred, Ladbrokes, Spar, Semi-Chem and Co-op Funeral Care.

Description

- Mid terraced retail premises arranged over ground and first floor forming part of a larger retail parade
- Externally the subjects benefit from a large single display window with customer entrance door
- Internally the subjects provide open plan retail accommodation at ground floor level whilst the first floor provides male & female WC facilities along with storage and ancillary space.
- Rear door access ideal for deliveries.



Schedule of accommodation

We have measured the subjects in accordance with the RICS Code of Measuring Practice (6th Edition) and calculate the following net internal floor areas

Ground Floor	66.88 sq m	720 sq ft
First Floor	15.41 sq m	166 sq ft
Total	82.29 sq m	886 sq ft

Business Rates

The subjects are entered in the Valuation Roll with a Rateable Value of £4,400.

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

EPC

Available upon request.

Terms

The subjects are available by way of a new full and repairing and insuring lease at a rental of **£10,000 per annum plus VAT.**

Viewing

By appointment through the sole agents, Gerald Eve LLP.

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