

SUBSTANTIAL RETAIL PREMISES TO LET



**19/29 PRINCES STREET
PORT GLASGOW
PA14 5EA**



LOCATION

Port Glasgow is located on the A8 approximately 20 miles west of Glasgow and 4 miles east of Greenock situated on the south side of the River Clyde. The town has a resident population of circa 17,000 and a surrounding catchment of some 90,000 persons.

The subject premises occupy a prominent position on the west side of Princes Street close to the town's Train Station with neighbouring occupiers including HBoS, Betfred, Greggs, Cheque Centre, Semi Chem, Iceland, Royal Bank of Scotland etc.

DESCRIPTION

The subjects comprise a substantial 2 storey building offering accommodation over ground & first floors providing the following approximate areas:-

Ground Floor	4,526 sqft	420.48 sqm
First Floor	3,269 sqft	303.70 sqm
TOTAL	7,795 SQFT	724.18 SQM

LEASE

The premises are available on the basis of a new full repairing & insuring lease for a negotiable term.

RENT

Rental offers are invited, exclusive of vat.

RATES

We understand the subjects are currently entered in the Valuation Roll as follows:-

Rateable Value - £36,500.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction, with the ingoing tenant responsible for any SDLT, registration dues and vat applicable.

ENQUIRIES

Viewing and further information can be obtained by contacting the sole agent:



Jack Campbell

JH Campbell
12 Melville Street, Edinburgh EH3 7NS

Email: jack@jhcampbell.net

Mobile: 07801 852225

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