

# FOR SALE - WELL LET, MODERN RETAIL/OFFICE INVESTMENT

# DALKIN + CO

## 33 - 35 NICOLSON STREET GREENOCK

### Retail/Office investment

Let to William Hill and long established solicitor/  
estate agents on long term FRI leases.



#### Location

Greenock is situated approximately 22 miles west of Glasgow and lies on the south bank of the Clyde. The town is the administrative centre for Inverclyde Council Area and has a resident population of approximately 50,000.

The subjects occupy a prominent corner position on Nicolson Street between its junctions with West Stewart Street and West Blackhall Street and a short distance from Oak Mall Shopping Centre. Nearby traders include Iceland; SEMICHEM, BURGER KING; LADBROKES; PEACOCKS; GREGGS; MOTHERCARE whilst the main bus station serving the town is only a few yards away.

#### Description

The subjects comprise a relatively modern 2 storey retail and office block which was developed about 20 years ago and has been occupied by William Hill and WW & J McClure solicitors since.

#### Accommodation

William Hill occupy a double fronted shop unit on ground floor only which extends to approximately 1,278 ft<sup>2</sup> net internal (1,184 ft<sup>2</sup> ITZA) whilst WW & J McClure occupy the corner shop unit 695 ft<sup>2</sup> net internal (621 ft<sup>2</sup> ITZA) with integrated upper floor offices which extends to an additional 1,833 ft<sup>2</sup>.

#### Lease

William Hill have just extended their lease as at 28th August 2011 and it now runs till 28th November 2020 and is subject to a rent review as at 28th November 2015. There are no break options. WWJ McClure have also just re-gearred their lease and now occupy all of the space on co-terminus leases which expire on 31st May 2019. All the leases have joint & several liabilities which is an attraction to any owner.

#### Rents

William Hill	£30,500
WW & J McClure Solicitors	£37,750p.a.

#### Rateable Value

William Hill	£26,500
WW & J McClure Shop	£15,500
WW & J McClure Offices	£23,100

#### Price

Offers in excess on £530,000 are invited for our clients heritable interest. Our clients will consider splitting the investment. Further details on request.

#### VAT

The property is not elected for VAT purposes.

#### Viewing & Further Information

Call the sole Agents:

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## Location Map

