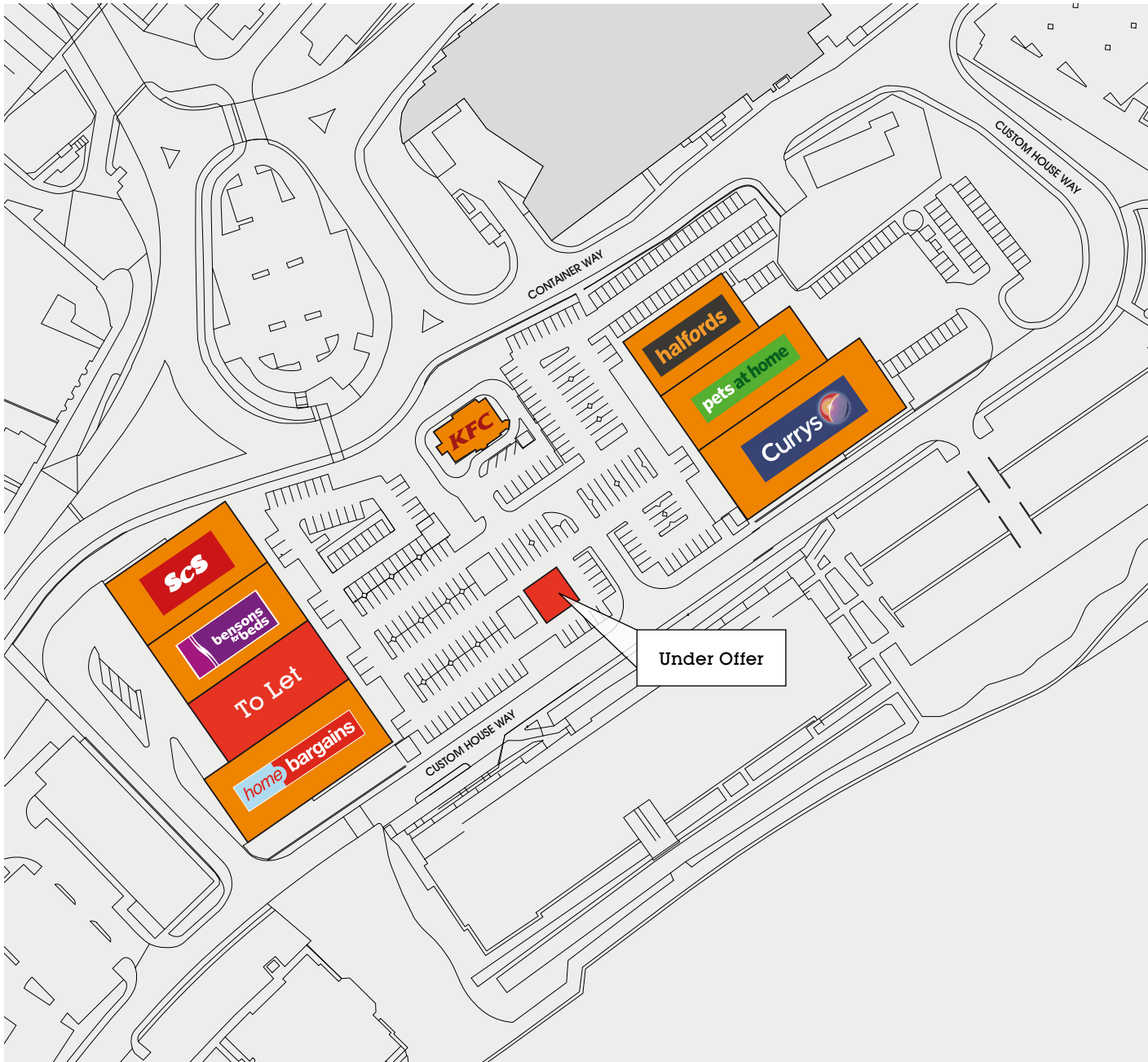


Waterfront

RETAIL PARK

GREENOCK | PA15 1EG





Tenancy

UNIT	TENANT	SIZE
1	Currys	15,079 sq ft
2	Pets at Home	10,025 sq ft
3	Halfords	7,520 sq ft
4	Home Bargains	12,500 sq ft
5	TO LET	10,051 sq ft
6	Bensons for Beds	10,044 sq ft
7	SCS	10,035 sq ft
8	KFC (Drive Thru)	2,150 sq ft





Waterfront

RETAIL PARK

Waterfront Retail Park is an open class 1 non food retail park situated in the popular town of Greenock in the West of Scotland.

Situated in a prominent location adjacent to the town centre and A8 the park benefits from both a central location and ease of access with 337 free car parking spaces.

The Park lies adjacent to an established Tesco Extra 24 hour food store, Lidl, Mecca Bingo and Waterfront Leisure Centre.

Unit size

The available unit is 10,051 sq ft and is situated between Home Bargains and Benson for Beds. Subject to vacant possession the unit is capable of accommodating a mezzanine and consideration would be given to splitting the unit.

Rateable Value

The unit has a rateable value of £102,000 as of April 2017.

Service Charge

A Service charge is applicable and details are available on request.

EPC

A copy of the EPC is available on request.

Location

Greenock is located in the Inverclyde area lying some 26 miles west of Glasgow with the town benefiting from excellent communication links from the A8/M8 providing direct routes to Glasgow Airport and the City Centre.

The town also benefits from an excellent railway service linking it to Glasgow with a journey time of just over 30 minutes and the wider UK railway network.

Population

Greenock has a population of approximately 45,500 people with the primary catchment in the region of 110,000 which includes towns such as Gourock, Inverkip and Wemyss Bay. Greenock is the largest town in the Inverclyde area and whilst World famous for Shipbuilding is now established as a centre for technology and modern communication media in Europe. Major employers include RBS, EE, TSC and IBM.

Planning

The Park benefits from an Open Class 1 non food Planning Consent save for Unit 4 which has a food consent. All the units are capable of accommodating mezzanines with only SCS having one at present. Planning consent has been granted for a 6,000 sq ft (558 sq m) restaurant pod.

Contact



Andrew Kennedy

T 0141 248 7773

M 07733 123437

F 0141 248 1636

E andrew@kennedyandco.com



Martin Gudaitis

T 0141 212 3031

M 07775 754858

E mg@ppcllp.uk.com

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