10,051 sq ft available to let subject to vacant possession
## Tenancy

<table>
<thead>
<tr>
<th>UNIT</th>
<th>TENANT</th>
<th>SIZE</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Currys</td>
<td>15,079 sq ft</td>
</tr>
<tr>
<td>2</td>
<td>Pets at Home</td>
<td>10,025 sq ft</td>
</tr>
<tr>
<td>3</td>
<td>Halfords</td>
<td>7,520 sq ft</td>
</tr>
<tr>
<td>4</td>
<td>Home Bargains</td>
<td>12,500 sq ft</td>
</tr>
<tr>
<td>5</td>
<td><strong>TO LET</strong></td>
<td><strong>10,051 sq ft</strong></td>
</tr>
<tr>
<td>6</td>
<td>Bensons for Beds</td>
<td>10,044 sq ft</td>
</tr>
<tr>
<td>7</td>
<td>SCS</td>
<td>10,035 sq ft</td>
</tr>
<tr>
<td>8</td>
<td>KFC (Drive Thru)</td>
<td>2,150 sq ft</td>
</tr>
</tbody>
</table>
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.

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