3,250 sq ft (302 sq m)
Available To Let

KENNEDY&CO
PROPERTY CONSULTANTS
0141 248 7773

PARADIGM
0141 227 4681
www.ppclp.uk.com

Waterfront Retail Park.

GREENOCK PA15 1EG

location and connectivity.

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 339 free car parking spaces.

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

Waterfront Retail Park.

Waterfront Retail Park.

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.

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.

availability.

Unit Size

The newly created unit consists of 3,250 sq ft (302 sq m) and is situated adjacent to Home Bargains, JD Gyms and 2,000 sq ft Taco Bell.

Rateable Value

To be assessed.

Service Charge

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

EPC

A copy of the EPC is available on request.

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	3,250 sq ft
6	JD Gyms	16,000 sq ft
7	SCS	10,035 sq ft
8	KFC (Drive Thru)	2,150 sq ft
9	Taco Bell (Drive Thru)	2,500 sq ft

Waterfront Retail Park.

GREENOCK PA15 1EG

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.

Further Information

For further information or to arrange a viewing, please contact:

KENNEDY & CO PROPERTY CONSULTANTS 0141 248 7773

Andrew Kennedy
T: 0141 248 7773
M: 07733 123437
E: andrew@kennedyandco.com

PARADIGM 0141 227 4681 www.ppcllp.uk.com

Martin Gudaitis
T: 0141 212 3031
M: 07775 754 858
E: mg@ppcllp.uk.com

MISREPRESENTATION CLAUSE Kennedy & Co and Paradigm Property Consultants LLP gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, or Lessees or Third Party should not rely on them as statements orrepresentations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of the representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Kennedy & Co and Paradigm Property Consultants LLP has any authority to make any representation or warranty whatever in relation to this property. January 2021