



To Let

Catering/Retail Unit

Coffee Shop/Takeaway/Deli

AVAILABLE NOW

**Greenock West Station,
Greenock
PA15 1TE**

Description:

An excellent business opportunity has arisen in Greenock for a coffee shop, delicatessen or other takeaway service. The unit benefits from power, water, drainage & existing fit-out / kitchen equipment.

470,000+

ANNUAL STATION FOOTFALL*

Location:

Greenock West Railway Station is located to the west of Greenock town centre and within close proximity of the Oak Mall Shopping Centre. The station is situated on the Inverclyde line which runs from Gourock to Glasgow Central.

**The latest figures available from the Office of Rail and Road (ORR) record passenger entries and exits of 470,000 for 2019/2020.*

**station
spaces**

ScotRail
SCOTLAND'S RAILWAY

**Property:**

The premises comprise a catering / retail unit with a single frontage within the main entrance area of the station. The unit benefits from existing fit out / kitchen equipment. The net internal floor area is as follows.

Unit size:

Ground Floor: 21 sq. m / 226 sq. ft.

Rates, services and insurance:

Rates to be assessed. Interested parties are advised to make their own enquiries to the local planning and building authorities in respect of business rates and planning.

Service Charge and Insurance Charge levied by way of a fixed contribution reflecting 7.5% & 2.5% of the Rent payable respectively.

Rent:

To be negotiated depending on use but it is likely to comprise a Minimum Guaranteed Rent and/or a rent based on turnover.

Costs:

The ingoing occupier will be responsible for all the Landlord and all the Superior Landlord legal and professional fees.

AWAITING EPC

For further details relating to this opportunity, please contact:

stationspaces@scotrail.co.uk

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