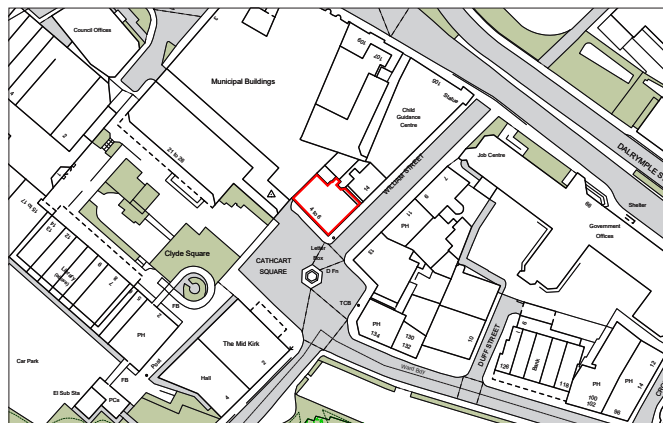




**CATHCART HOUSE, 6 CATHCART SQUARE GREENOCK, PA15 1LS**  
**TO LET / FOR SALE – ENTIRE BUILDING**  
**1,423.61 SQ M (15,324 SQ FT)**





- Attractive five storey over basement Grade B listed building within the heart of Greenock town centre
- Located next to Inverclyde Council's HQ and the Oakmall Shopping Centre
- Class 3 consent granted on ground floor and basement
- The upper floors are currently set up as offices, however may be suitable for a range of alternative uses including residential or gym (subject to planning)
- Consideration will be given to letting the property on a floor-by-floor basis
- Large council car park located immediately opposite the subjects and on-street parking provided

### Location

Greenock is located approximately 20 miles west of Glasgow with a residential population in excess of 50,000 persons and a core catchment population of approximately 270,000 persons.

The subject property occupies a prominent corner position on the north side of Cathcart Square at its junction with William Street within the heart of Greenock town centre. Inverclyde Council's Head Office is located in the adjoining building west with the Oak Mall Shopping Centre located beyond. On-street parking is provided together with a large council car park immediately opposite.

Convenient access is provided to the A8 that connects with the M8 motorway to the east in turn providing access to Glasgow City Centre. Greenock Central Railway Station is a five minute walk away south-east that provides regular train services to and from Glasgow Central Station.

### Description

The subjects comprise an attractive five storey over basement Grade B listed blonde sandstone building.

Internally the subjects currently offer flexible floor-plates and currently provide a mixture of cellular and open-plan accommodation with the ability to be made completely open-plan. A passenger staircase and single lift provides access to the upper floors.

Suspended ceilings are found throughout with recessed lighting units whilst heating is provided via wall mounted gas fired radiator units.

### Planning

Our client has recently secured Class 3 consent over the ground floor and basement.

The upper floors have been used as offices but may be suitable for alternative uses including residential, gym, serviced offices subject to planning.

All planning queries should be made directly to Inverclyde Council Planning Department on Tel. +44 (0)1475 717 171.

### Accommodation

NIA		
Fourth floor	252.69 sq m	2,720 sq ft
Third floor	253.06 sq m	2,724 sq ft
Second floor	225.10 sq m	2,423 sq ft
First floor	260.96 sq m	2,809 sq ft
Ground floor	242.93 sq m	2,615 sq ft
Lower ground	188.87 sq m	2,033 sq ft
<b>Total</b>	<b>1,423.61 sq m</b>	<b>15,324 sq ft</b>

### Asking Terms

The subjects are available on FRI terms in whole or on a floor by floor basis with quoting terms available on request.

Our client will consider disposing of their heritable interest in the subjects for which offers are invited.

### Rateable Value

The subjects are entered in the Valuation Roll with a Rateable Value of £108,000.

### VAT

The subjects are elected for VAT.

### EPC – D

### Viewing & Further Information

**Gregor Brown**  
 gbrown@geraldeve.com  
 Tel. +44 (0)141 227 2375



Conditions under which these particulars are issued

All details in these particulars are given in good faith, but Gerald Eve LLP for themselves and the Vendors/Lessors of this property for whom they act give notice that:-

1. These particulars do not and shall not constitute, in whole or in part, an offer or a contract or part thereof, and Gerald Eve LLP have no authority to make or enter into any such offer or contract.
2. All statements contained in these particulars are made without acceptance any liability in negligence or otherwise by Gerald Eve LLP, for themselves or for the Vendors/Lessors.
3. None of the statements contained in these particulars is to be relied on as a statement or representation of fact or warranty on any matter whatsoever, and intending purchasers must satisfy themselves by whatever means as to the correctness of any statements made within these particulars.
4. The Vendors/Lessors do not make, give or imply, nor do Gerald Eve LLP or any person in their employment have any authority to make, give or imply, whether in these particulars or otherwise, any representation or warranty whatsoever in relation to the property.

The statement does not affect any potential liability under the Property Misdescription Act 1991. Particulars issued March 2020.

Gerald Eve LLP is a limited liability partnership registered in England and Wales with registered number OC339470 and its registered office at 72 Welbeck Street, London, W1G 0AF.