

PROPERTY SERVICES

FOR SALE: DEVELOPMENT OPPORTUNITY

FORMER OFFICES, 5 KEMPOCK PLACE, GOUROCK



- SITUATED IN THE HEART OF GOUROCK TOWN CENTRE
- GOOD VIEWS ACROSS THE FIRTH OF CLYDE
- GOUROCK STATION AND FERRY TERMINAL LOCATED DIRECTLY OPPOSITE
- SUITABLE FOR A VARIETY OF USES SUBJECT TO PLANNING APPROVALS
- A DEGREE OF REFURBISHMENT REQUIRED
- OFFERS TO PURCHASE ARE INVITED

The above Particulars are believed to be correct, but are supplied for information only and no reliance should be placed thereon. They are not deemed to form any contract or part of contract which may be entered into. Inverclyde Council does not bind itself to accept the highest rent or offer and in supplying these Particulars is not issuing instructions and will not therefore, bear liability for Agent's or other fees.

LOCATION

The property is prominently sited on Kempock Place, adjacent to the former Police Station, in the centre of Gourrock. Gourrock Pierhead and Railway Station lie directly across from the subjects and there are a number of local and national bus routes which run along the A770 on Shore Street. All local amenities are within easy walking distance.

DESCRIPTION

The subjects comprise a former office on two levels. The layout would be suitable for office use although the top floor could easily be converted to a flat. The property would benefit from refurbishment, having been vacant for a number of years.

There is a shared emergency egress passageway on the ground floor with the adjacent 3 Kempock Place.

PLANNING

The site lies within the administration of Inverclyde Council and is situated in a mixed commercial/residential area, but any specific proposals should be referred to Planning Services utilising the contact details on the contacts page.

It should be noted that the property is Category 'C' listed.

ROADS GUIDANCE

All development proposals will be required to comply with the Council's Roads Development Guidelines, including any requirement to provide off street car parking. Prospective developers are advised to contact the Council's Roads Service on telephone number 01475 714800 to discuss all proposals.

RATING

The subjects are currently assessed as an 'Office' and may require to be re-assessed

on completion and occupation of any development.

ENTRY

Immediate entry on completion of legal formalities can be offered.

VIEWING

Please contact the Property Asset Team either by telephone on 01475 712102, or online property@inverclyde.gov.uk

INTEREST

All interested parties must register their interest with the Property Asset Team either by telephone on 01475 712102, or via the Inverclyde Council website or online at property@inverclyde.gov.uk in order to receive the offer package which is required prior to submitting an offer once a closing date has been announced.

OFFERS

Offers are invited for a purchase. The offer should include full details of any proposed development.

CLOSING DATE

Please note a **closing date for offers** has been set at 12 noon Friday 22nd April 2022. It is essential to register interest as only parties who have recorded their interest will be notified of the date and time of the closing date.

All offers should be submitted by the notified time to;
Head of Legal & Democratic Services
Inverclyde Council
Municipal Buildings
Greenock PA15 1LY

Any offer submitted must strictly comply with the terms and conditions as set out in the attached conditions of sale. These will be forwarded to all parties who register an interest, and will include an address label which must be affixed to the front of all envelopes containing offers.