

lot 56

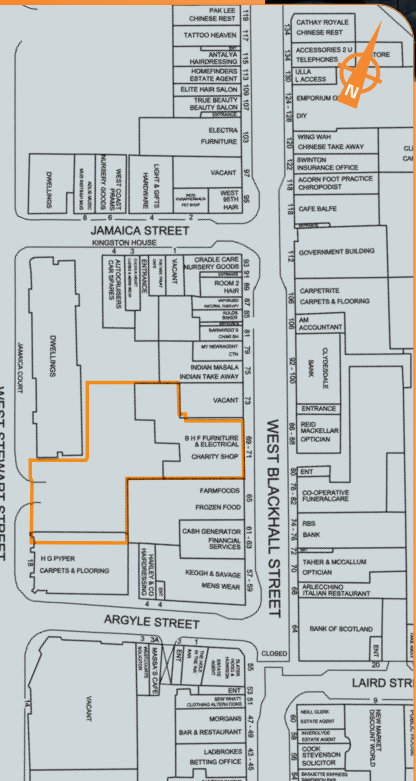
69/71 West Blackhall Street
Greenock, Inverclyde PA15 1XE

Rent
£50,000
per annum
exclusive

Heritable Retail Investment

- Let to British Heart Foundation
- Prominent position in Greenock's prime shopping thoroughfare
- Nearby occupiers include Clydesdale Bank, RBS and Farmfoods

- Approximately 597.92 sqm (6,436 sq ft)
- Large car park at rear



Location

Miles: 2 miles west of Port Glasgow
22 miles west of Glasgow
Roads: A8, A78
Rail: Greenock Central, Greenock West (31 minutes to Glasgow Central)
Air: Glasgow International Airport

Situation

Greenock has a diverse economy including construction and utilities, manufacturing, retailing and public sector. The property is situated in the prime shopping pitch within Greenock town centre a short distance from the Oakmull Shopping Centre. Greenock West and Greenock Central railway stations are close by together with a number of bus routes serving the area.

Nearby occupiers include Clydesdale Bank, Farmfoods, Co-operative Funeral Care, Carpetright and RBS.

Description

The property comprises a double fronted ground floor retail unit with an area to the rear for storage and staff areas. The property benefits from a large car park to the rear.

Tenure

Heritable (Scottish Equivalent of English Freehold).

VAT

VAT is applicable to this lot.

Six Week Completion

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Retail/ Ancillary	597.92 sq m (6,436 sq ft)	BRITISH HEART FOUNDATION (1)	10 years from 01/02/2010 on a full repairing and insuring lease	£50,000	31/01/2020
Totals		597.92 sq m (6,436 sq ft)			£50,000	

(1) British Heart Foundation is a leading UK charity established in 1961 and is currently trading from approximately 700 outlets in the UK, which include furniture and electrical stores. In addition, British Heart Foundation operates an online store. (Source: www.bhf.org.uk 24/04/2015)

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