## **Scotland PA15 1XE**

For sale by Auction on 27th March 2025 (unless sold or withdrawn prior)





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### **Property Information**

#### Heritable Retail Investment

- Let to British Heart Foundation
- Extended 5 year lease from February 2025 (subject to option)
- Large shop 609.00 sq m (6,555 sq ft)
- Includes large customer car park at the rear
- Nearby occupiers include Sports Direct, Farmfoods, Halfords, Aldi, Betfred and Virgin Money

### Lot Auction

42 27th March 2025

### Rent Status

£27,500 per Annum Exclusive Available

### Sector Auction Venue

High Street Retail Live Streamed Auction

#### Location

Miles 22 miles west of Glasgow

Roads A8, A7

Rail Greenock Central, Greenock West (31 minutes to Glasgow

Central)

Air Glasgow International Airport

#### Situation

The property is situated in the prime shopping pitch within Greenock town centre on the eastern side of West Blackhall Street, close to the Oakmall Shopping Centre and Greenock West and Greenock Central railway stations. Nearby occupiers include Sports Direct, Farmfoods, Halfords, Aldi, Betfred and Virgin Money.

#### **Tenure**

Heritable. (Scottish equivalent of English Freehold)

#### Description

The property comprises a substantial ground floor shop, forming part of a larger building and benefits from a large customer car park to the rear.

#### VAT

VAT is applicable to this lot.

#### **Octopus Bridging Loan for Buyers**

Not available

### Note

Please note the buyer will pay 1% excluding VAT of the purchase price towards the Vendor's costs in addition to the cost of the searches. Please see Special Conditions of Sale.

DISCLAIMER

These particulars are for your convenience only. They do not form part of the auction and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

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### **Tenancy & Accommodation**

Floor	Use	Floor Areas Approx sq m (3)	Floor Areas Approx sq ft (3)	Tenant	Term	Rent p.a.x.
Ground	Retail	609.00	(6,555)	BRITISH HEART FOUNDATION (1)	5 years from 01/02/2025 (2)	£27,500
Total		609.00	(6,555)			£27,500

<sup>(1)</sup> The British Heart Foundation is a cardiovascular research charity that funds medical research related to heart and circulatory diseases and their risk factors, and runs influencing work aimed at shaping public policy and raising awareness. They have been established since 1961 and trade from over 600 stores across the UK (www.bhf.org.uk).

<sup>(2)</sup> The lease provides for a tenant option to determine on 01/02/2028.

<sup>(3)</sup> The floor areas stated above are those published by the Scottish Assessors Association (www.saa.gov.uk).

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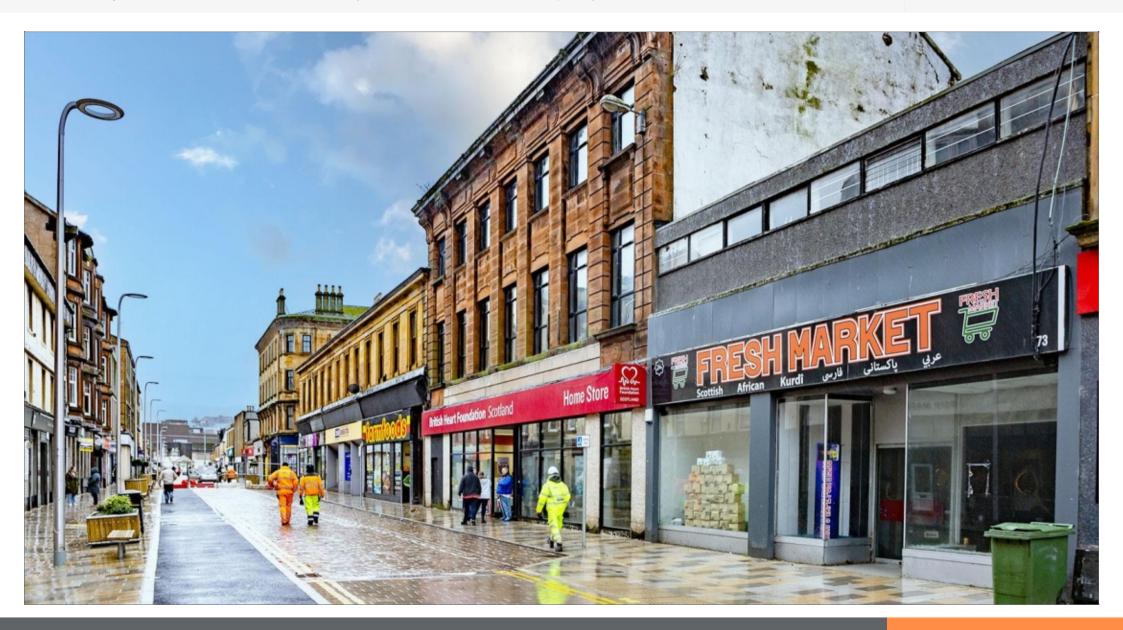




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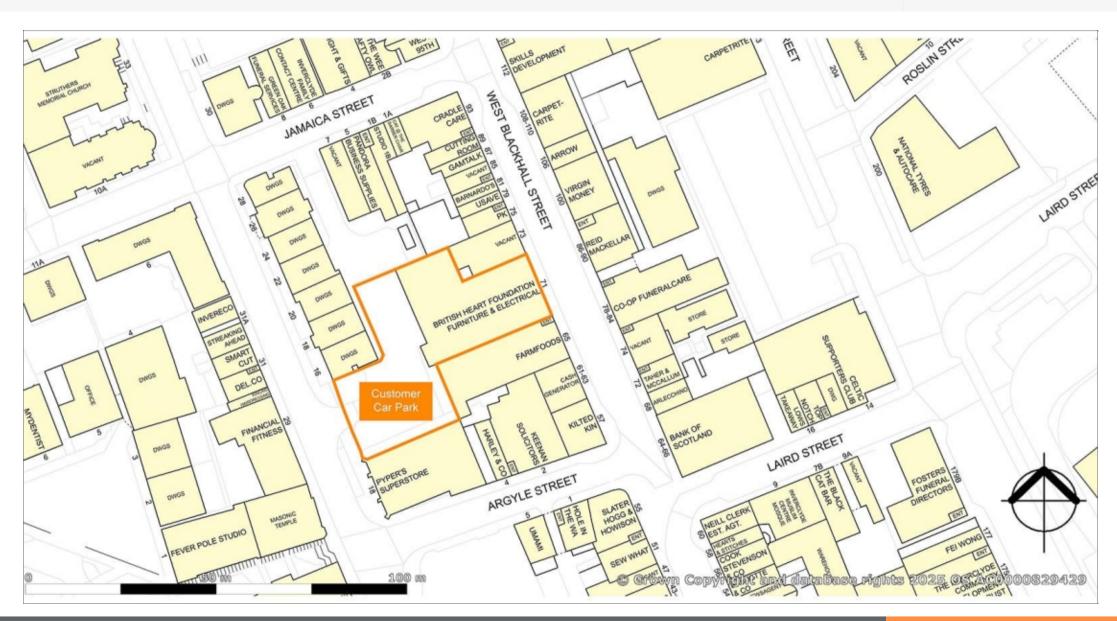




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### **Contacts**

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