

**Lot 42, 69-71 West Blackall Street, Greenock,
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For sale by Auction on 27th March 2025 (unless sold or withdrawn prior)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

42

Auction

27th March 2025

Rent

£27,500 per Annum Exclusive

Status

Available

Sector

High Street Retail

Auction Venue

Live Streamed Auction

Location

Miles

22 miles west of Glasgow

Roads

A8, A78

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

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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

(1) 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).

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

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

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