

Lot 40

Vacant Possession

33 Hamilton Way, Oak Mall Shopping Centre,
Greenock, Inverclyde PA15 1RG

Heritable Retail Opportunity



Key Details

- Approximately 49,803 sq ft with sales accommodation on ground and first floors
- Very low Capital Value per sq ft (circa. £2-£3 psf on Guide Price)
- Other occupiers in shopping centre include Primark, Boots the Chemist, Wilko, Costa, JD Sports, Poundworld and Greggs

Location

- Miles:** 2 miles west of Port Glasgow
25 miles west of Glasgow
- Roads:** A8, A78, M8
- Rail:** Greenock Central, Carlsdyke and Whinhill Railway Stations (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 town has a population in the region of 42,000 people and a primary catchment of approximately 100,000 people. The property forms part of the Oak Mall Shopping Centre, a fully enclosed 283,000 sq ft shopping centre which is located at the eastern end of West Blackhall Street, in the heart of Greenock town centre. Major tenants within the shopping centre include Primark, Wilko, Boots the Chemist, Costa, JD Sports and Superdrug.

Description

The property comprises a large well configured shop with retail accommodation on the ground and first floors and ancillary accommodation on the second floor.

Tenure

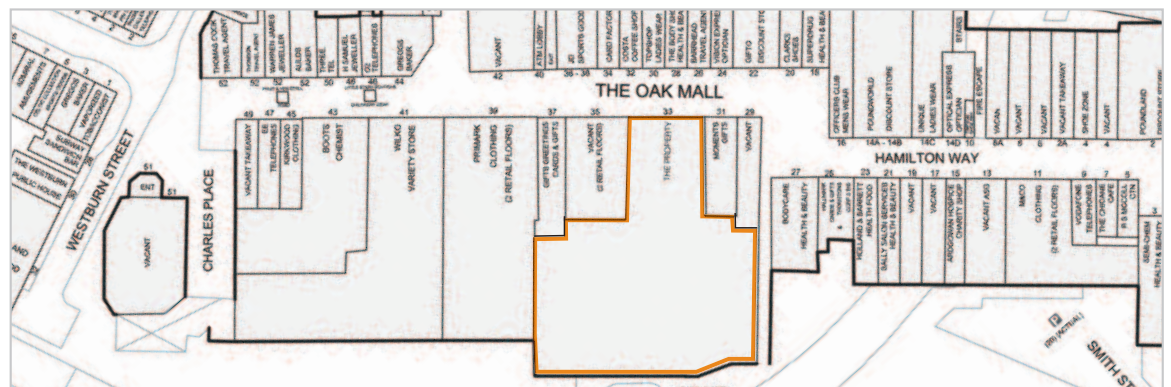
Heritable - Scottish Equivalent of Freehold.

VAT

VAT is applicable to this lot.

Tenancy and accommodation

Floor	Use	Gross Internal Floor Areas (Approx)		Possession
Ground	Retail/Ancillary	2,583.73 sq m	(27,811 sq ft)	VACANT
First	Retail/Ancillary	1,548.32 sq m	(16,666 sq ft)	
Second	Ancillary	442.22 sq m	(4,760 sq ft)	
Roof	Plant	52.58 sq m	(566 sq ft)	
Total		4,626.85 sq m	(49,803 sq ft)	



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