



Greenock Town Centre Unit Freehold For Sale

Offers Over £99,995

Summary

The Freehold of this former amusement arcade located in Greenock Town Centre is available to purchase and provides a central location for a range of business uses.

Situated on Westburn Street, the property is being sold due to the relocation of the previous tenant to West Blackhall Street and is also available to let.

The property provides a large open plan space that is in an L shape and includes a large storage area and welfare facilities.

Our client is currently removing the final items, with an early entry available for interested parties.

Features

- Freehold Purchase Opportunity
- Fantastic Town Centre Location
- Flexible Space Suitable For A Range Of Uses
- Close To A Range Of Business
- 100% Rates Relief Available Subject To Status
- Part Of Wider Regeneration Project
- Greenock Oak Mall - 1 Minute Walk
- Greenock Bus Station - 3 Minute Walk
- Greenock West Railway Station - 7 Minute Walk

9 Bruce Street, Greenock, PA15 4LL



Property Overview

Interested parties should contact **Bowman Rebecchi** for further information.

PLEASE NOTE - Our client is not willing to sell to another amusement operator.

REGENERATION - The subject premises are set to benefit from a £7m planned regeneration project for Westburn Street, West Blackhall Street and other neighbouring properties.

A CENTRAL LOCATION - The premises are located on Westburn Street, a stone's throw from Greenock's Oak Mall and the main retail thoroughfare on West Blackhall Street.

There is a large variety of businesses in close proximity, including the town's main Tesco store.

There is on-street parking for delivery also available.

MEASUREMENTS - 157 sq m | 1,689 sq ft

CLASS USE - Sui Generis. All enquiries regarding class use should be directed to the local authority, Inverclyde Council.

Rates - From the Assessor's website, we note the subjects are in the current Valuation Roll with a Rateable Value of £10,100. The property qualifies for 100% rates relief through the Small Business Bonus Scheme, subject to occupier status.

EPC - Available upon request

Entry - Our client is flexible to accommodate requests.

Price - Our client is seeking offers in the region of £99,950 exclusive of VAT for their Heritable interest, which is inclusive of all fixtures, fittings, and equipment as shown.

VAT - All prices, rents, premiums, etc. are quoted exclusive of VAT. Interested parties must satisfy themselves as to the instance of VAT in respect of any transaction.

Legal Costs - Each party is responsible for their own legal costs and the tenant shall be responsible for lease registration costs and land tax as standard.

For further information or to view, please contact Bowman Rebecchi.

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