



Rarely Available Greenock Industrial Unit For Sale

Offers Over £65,000 (Ex VAT)

Summary

The freehold of this rarely available industrial unit is available to purchase through Bowman Rebecchi, following the relocation of the existing long-term tenant.

Situated at Bruce Street, the property has operated for several decades as Ewen Haldane's Motorcycles and provides a large dog-legged unit with an associated yard area that is accessible from the street.

A superb opportunity, this property is sensibly priced given the level of refurbishment required.

Viewings can be arranged by appointment with Bowman Rebecchi.

Features

- Rarely Available Freehold Opportunity
- Well-Connected Business Hub
- 100% Rates Relief Available
- Rarely Available Opportunity
- Sensibly Priced For Refurbishments
- Potential To Sub-Divide
- Rear Storage and Yard Area
- Local Authority Car Park Adjacent
- Office And Staff Welfare Facilities
- Greenock West Railway - 3 Min Walk
- Greenock Town Centre - 3 Min Drive

9 Bruce Street, Greenock, PA15 4LL



Property Overview

The unit is in need of refurbishment internally but provides a large showroom, 2 x workshop areas, several associated offices, stock rooms, and a small kitchen area.

To the side of the property is a secure loading space, and to the rear there are two large shipping containers for storage with space for further containers if required. The subjects could easily be reconfigured to split into two smaller separate units providing buyers excellent flexibility.

This is a fantastic space for a business to position itself, with industrial property highly popular on the west coast of Scotland. This size of the unit is rarely available to purchase, making this a great opportunity for the right buyer.

A CENTRAL LOCATION - The property is located on Bruce Street, adjacent to the A78, and located just a two-minute walk from Greenock West Railway Station and a five-minute walk to the main town centre. Other enterprises located nearby include Cost Cutter, Dallas Carpets, The Range, and One Bruce Street Bar and Grill. The property is adjacent to a large local authority car park. This is a fantastic space for a business to position itself with high visibility.

INVESTMENT - The demand to own industrial property in Inverclyde is strong, with this property likely to command approximately £12k per annum from a new tenancy in its current condition, or more if refurbished, making this an attractive investment opportunity providing an 18% yield. Demand is high for industrial units in the West of Scotland and it is rare for a property like this to come to market.

MEASUREMENTS - 225 sq m | 2,475 sq ft

CLASS USE - Class Use 4,5,6 (Business, General Industrial, and Storage/Distribution).

Price - Our client is seeking offers of over £65,000 exclusive of VAT for their Heritable interest.

Rates - From the Assessor's website, the property had a Rateable Value of £7,900. The property qualifies for 100% rates relief through the Small Business Bonus Scheme, subject to occupier status.

Entry - Entry is available from January 2024.

Anti-Money Laundering - To comply with anti-money laundering legislation, the successful tenant will be required to provide certain identification documents. For further information, please contact Bowman Rebecchi.

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[Virtual Tour](#)



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