

# for sale / may let

## Substantial Shop Unit

FURTHER PRICE  
REDUCTION



## 9/11 West Blackhall Street • Greenock • PA15 1VA

### Location

Greenock is located approximately 20 miles west of Glasgow and is the administrative centre for Inverclyde. The town has a population of over 50,000 persons and benefits from a core catchment of over 270,000 persons.

The shop unit is located in the best section of West Blackhall Street, close to its junction with Westburn Street, just outside the Oak Mall Shopping Centre. Nearby traders include Bon Marche, Greggs, The Money Shop, Yorkshire Building Society and Cancer Research.

### Description

The subjects comprise a regularly configured, purpose built shop unit of modern construction under a flat roof.

### Accommodation

Gross Frontage	41' 2"	12.56 m
Internal Width	35' 10"	10.92 m
Built Depth	101' 1"	30.81 m
Ground Floor	3,611 sq ft	335.47 sq m

In addition, a single toilet is provided.

Adjoining properties are two storeys in height, so there is the potential to develop into the airspace above the shop.

### Price

The property is offered for sale at £295,000, exclusive of VAT.



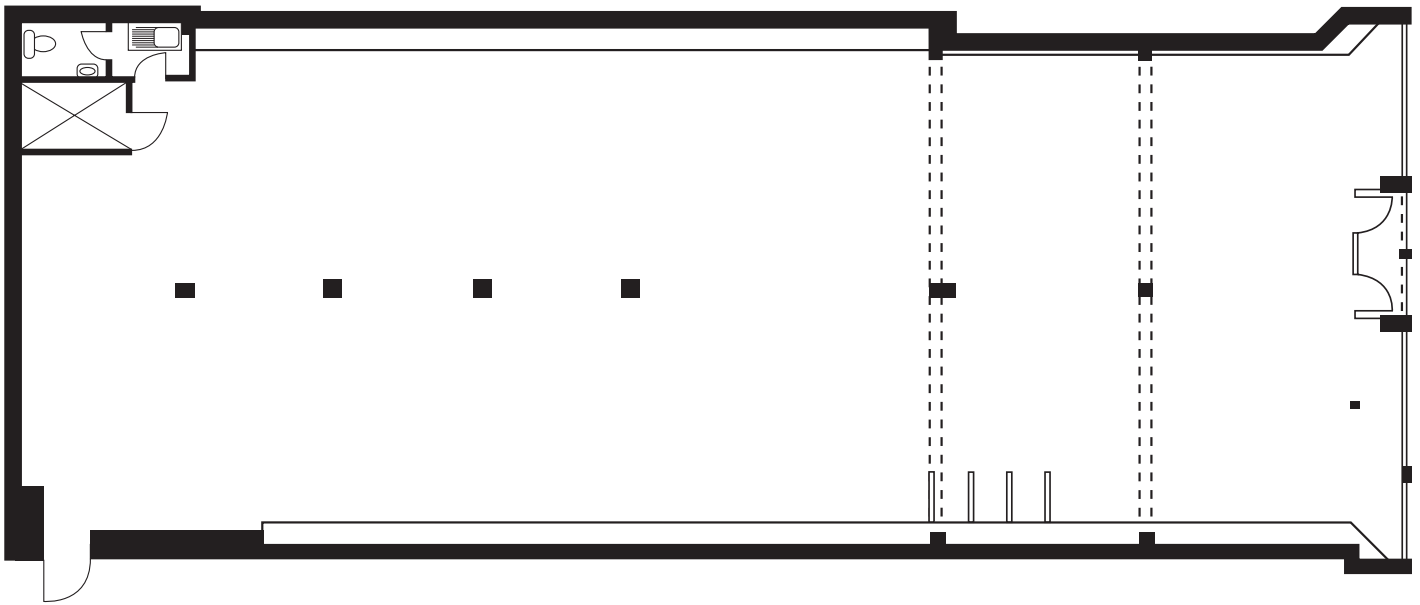
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[www.ditchfieldproperty.co.uk](http://www.ditchfieldproperty.co.uk)

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#### Ground Floor Plan



#### Lease

Alternatively, the unit is offered To Let on a new Full Repairing and Insuring lease for a term to be agreed, subject to 5 yearly upward only rent reviews at a commencing rent of £37,500 per annum.

#### Rateable Value

The property is listed at [www.saa.gov.uk](http://www.saa.gov.uk) at a Rateable Value of £24,500. Based on the current poundage of 46.6p for 2017/18, this produces rates payable of £11,417.

Interested parties are advised to verify these figures directly with the Local Authority.

#### Legal Costs

Each party will be responsible for their own legal costs. However, the incoming tenant will be responsible for any registration fees and LBTT applicable, together with any VAT payable.

#### VAT

For the avoidance of doubt, all rents are quoted exclusive of VAT at the prevailing rate. Prospective tenants must satisfy themselves independently as to the incidence of VAT in respect of this transaction.

#### Entry

The property is occupied under a short term licence, terminable upon 2 months notice.

#### Viewing and Further Information

By arrangement with the Sole Agent:

Chris Ditchfield

3/1 137 Sauchiehall Street  
Glasgow G2 3EW



Tel 0141 416 1499

Mob 07789 983 335

Email [chris@ditchfieldproperty.co.uk](mailto:chris@ditchfieldproperty.co.uk)

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