

lot 12

21 West Blackhall Street Greenock, Inverclyde PA15 1UA

Rent
£65,000
per annum
exclusive

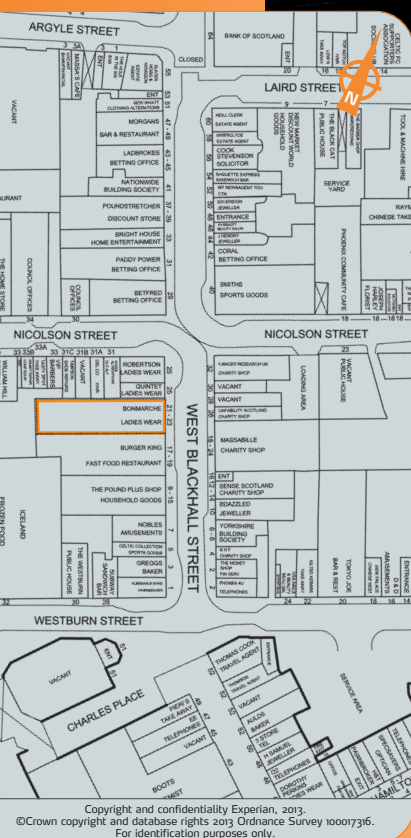
Modern Retail Investment

- Entirely let to Bonmarché Limited
- Prominent position in Greenock's prime shopping thoroughfare
- Nearby occupiers include Burger King, Yorkshire Building Society and Iceland

- Approximately 401.98 sq m (4,327 sq ft) over ground and first floors
- Six Week Completion Period



On behalf of a Heritable
Creditor in Possession



Location

Miles: 2 miles west of Port Glasgow
22 miles west of Glasgow

Roads: A8, A78

Rail: Greenock Central, Cartsidey 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 property is situated in the prime shopping pitch within Greenock town centre a short distance from the Oakmull Shopping Centre. Greenock West and Greenock Central railway stations are close by together with a number of bus routes serving the area. On West Blackhall Street nearby occupiers include Greggs, Bright House, Coral and Betfred.

Description

The property comprises a self-contained retail unit arranged over ground and first floors. The ground floor is predominantly used for sales with the first floor used for storage and staff areas.

Tenure

Heritable (Scottish Equivalent of English Freehold).

VAT

VAT is not applicable to this Lot.

Tenancy and accommodation

| Floor | Use | Floor Areas (Approx) | Tenant | Term | Rent p.a.x. | Reversion |
|---------------|-----------|----------------------------------|------------------------------|---|----------------|------------|
| Ground | Retail | 279.35 sq m (3,007 sq ft) | BONMARCHÉ LIMITED (1) | 15 years from 28/04/2003 on a full repairing and insuring lease | £65,000 | 27/04/2018 |
| First | Ancillary | 122.63 sq m (1,320 sq ft) | | | | |
| Totals | | 401.98 sq m (4,327 sq ft) | | | £65,000 | |

(1) For the year to 29/03/2014, Bonmarché Limited reported a turnover of £164,294,000, pre tax profit of £9,467,000 and a net worth of £14,651,000. (Source: www.riskdisk.com 16.01.2015).

For further details please contact:

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On the Instructions of:



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