

lot 43

41 Hamilton Way Greenock, Inverclyde PA15 1RQ

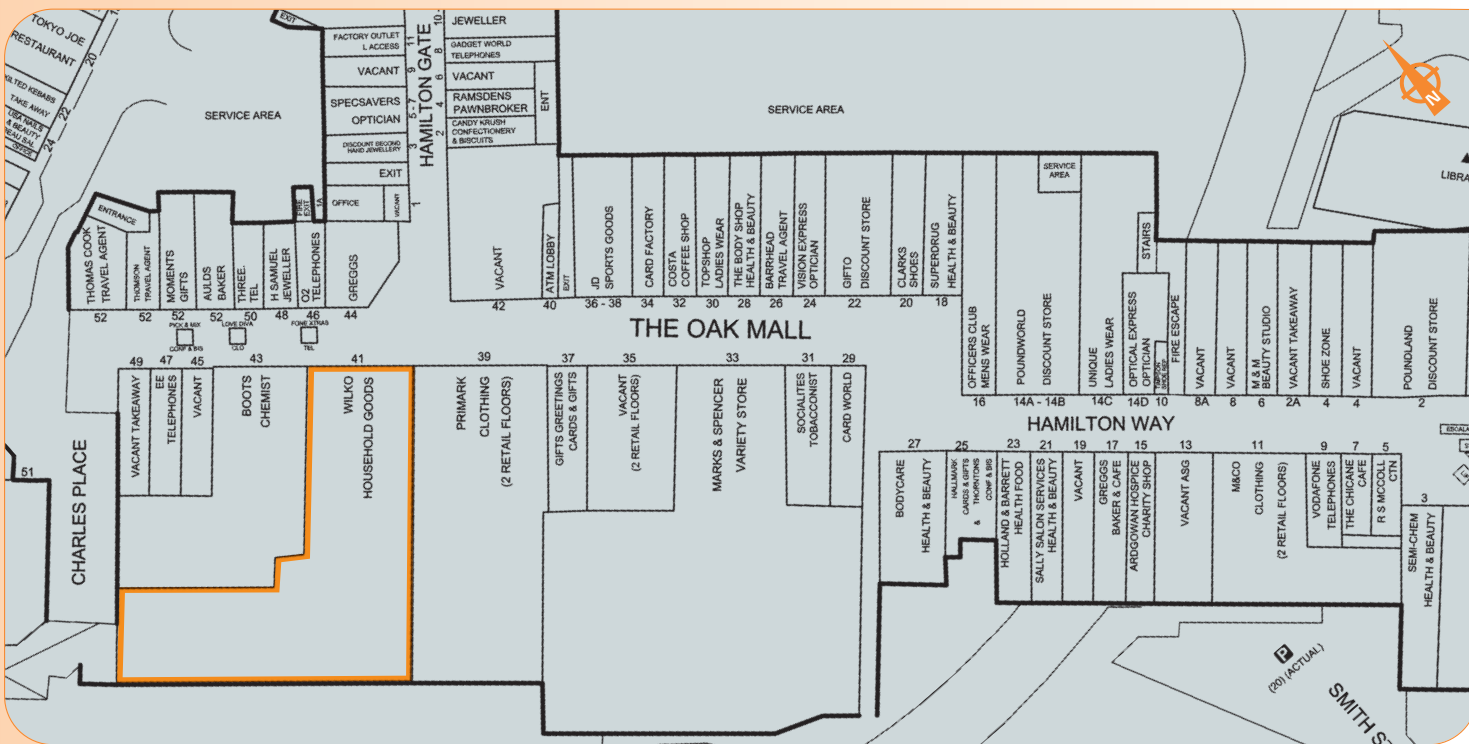
Rent
£150,000
per annum
exclusive

Heritable Retail Investment

- Entirely let to Wilkinson Hardware Stores Limited until 2025 (no breaks)
- Prominent position within the Oak Mall Shopping Centre in Greenock town centre
- Approximately 24,760 sq ft and a passing rent equating to £6.05 per sq ft (GIA)
- Adjacent to Primark and Boots the Chemist and close to Marks & Spencer and New Look



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**Location**

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

Roads: A8, A78

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 is situated in the Oak Mall a fully enclosed 283,000 sq ft shopping centre which is located at the eastern end of West Blackhall Street in the town centre. Major tenants within the shopping centre include Marks & Spencer, Boots, New Look and Primark.

Description

The property comprises a modern L-shaped retail unit at ground floor with a large stock room, staff and storage at first floor level. The main customer entrance is from Oak Mall with a secondary entrance at the rear from Charles Place. Charles Place links to Greenock Bus Station via an underground walkway.

Tenure

Heritable (Scottish equivalent of English Freehold).

VAT

VAT is applicable to this lot.

Six Week Completion**Viewings**

Please contact Mhairi Jarvis on telephone number or email below.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Review
Ground	Retail/Ancillary	1,447.58 sq m	(15,581 sq ft)	WILKINSON HARDWARE STORES LIMITED (1)	15 years from 21/04/2010 to 20/04/2025 on a full repairing and insuring lease	£150,000	21/04/2020
First	Ancillary	852.79 sq m	(9,179 sq ft)				
Totals		2,300.37 sq m	(24,761 sq ft)			£150,000	

(1) Wilkinson opened their first store in Leicester in 1930. The company now has over 370 stores in the UK and trades as Wilko. For the year to 30th January 2016, Wilkinson Hardware Stores Limited reported a gross turnover of £1,464,475,000, a pre-tax profit of £25,955,000 and has a net worth of £182,398,000. (Source: riskdisk.com 08/08/2016)

For further details please contact:**David Margolis**

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Mhairi Jarvis

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Buyer's Legal Report Service**Dentons UKMEA LLP**

Contact: Greg Rigby.
Tel: +44 (0)207 320 3968.
Email: greg.rigby@dentons.com
See: **www.acuitus.co.uk** for further details

**Seller's Solicitors:****Pinsent Masons**

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