



## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reversion
Ground	Retail	97.17 sq m	(1,046 sq ft)	SWINTON GROUP LIMITED (1)	10 years from 21/03/2011 (2)	£13,000	20/03/2021
<b>Total</b>		<b>97.17 sq m</b>	<b>(1,046 sq ft)</b>			<b>£13,000</b>	

(1) For the year ending 31st December 2015, Swinton Group Limited reported a turnover of £265,308,000, pre-tax profits of £18,535,000 and a total net worth of £167,419,000 (Source: Experian Group 27/02/2017).

(2) The tenant is not currently in occupation.

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### Key Details

- **Let to Swinton Group Limited (2)**
- **Prominent position on Greenock's prime shopping thoroughfare**
- **Nearby occupiers include Barnardo's, Clydesdale Bank, British Heart Foundation and Farmfoods**

**On Behalf of a Major Fund Manager**

## Location

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

Roads: A8, A78

**Rail:** Greenock Central, Greenock West  
(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. Greenock West and Greenock Central railway stations are close by, together with a number of bus routes serving the area. Nearby occupiers include Barnardo's, Clydesdale Bank, British Heart Foundation and Farmfoods.

### Description

The property comprises a ground floor retail unit which forms part of a larger building.

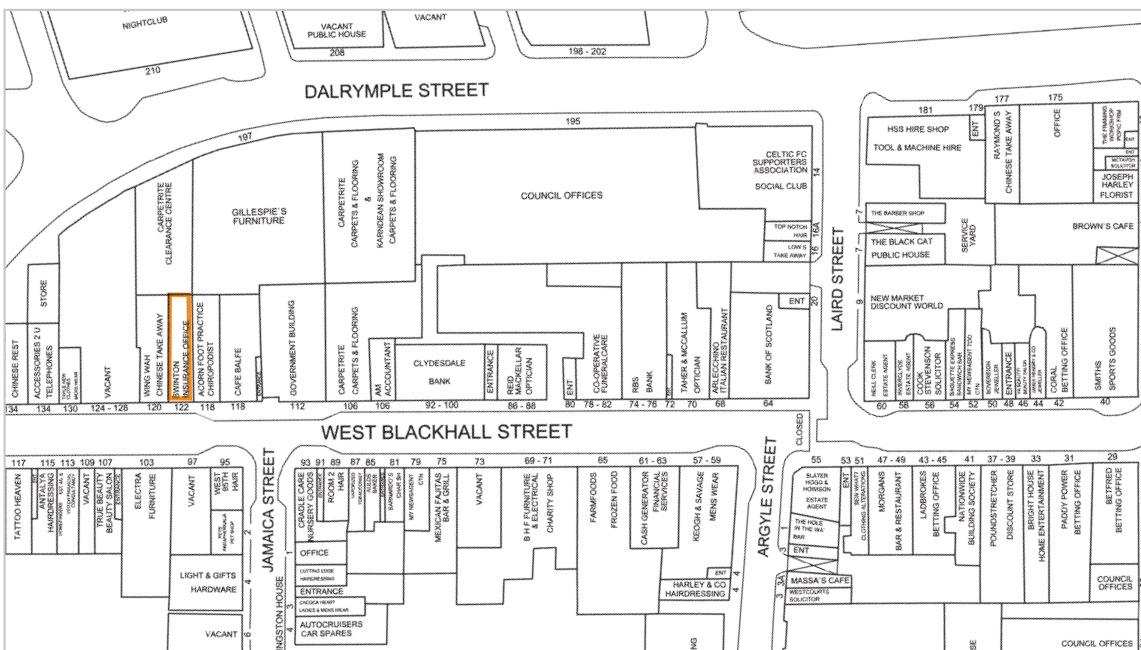
## Tenure

Heritable (Scottish Equivalent to English Freehold).

## VAT

VAT is applicable to this lot.

## Six Week Completion



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