

27 Hamilton Way,
Greenock, Inverclyde PA15 1RG
 Retail Investment let to Boots until 2072 (no breaks)

Lot 68

£88,200 per annum
 exclusive



Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Retail	260.40 sq m	2,803 sq ft	BOOTS	99 years from	15/05/2036
First	Ancillary	263.10 sq m	2,832 sq ft	PROPERTIES LIMITED (1) sublet to GR and MM Blackledge Plc t/a Bodycare (2)	14/05/1973 until 15/05/2072 on a full repairing and insuring lease	15/05/2057
Total		523.50 sq m	(5,635 sq ft)		£88,200	

(1) For the year ending 31 August 2016, Boots Properties Limited reported a turnover of £28,900,000, pre-tax profits of £28,300,000 and a total net worth of £1,165,600,000 (Source: Experian Group 24/04/2018).
 (2) The property has been sublet to GR and MM Blackledge Plc t/a Bodycare until 15 May 2072 at a passing rent of £88,200 p.a.x. For the year ending 31 December 2016, GR and MM Blackledge Plc reported a turnover of £134,068,588, pre-tax profits of £4,021,439 and a total net worth of £27,688,021 (Source: Experian Group 27/04/2018).

Key Details

- Let to Boots Properties Limited on an FRI lease until 2072 (54 years unexpired - NO BREAKS)
- Located within popular Oak Mall Shopping Centre
- Other occupiers in shopping centre include Primark, Wilko, Costa, JD Sports, Poundworld and Greggs

On behalf of a Major Fund Manager

Location

Miles: 2 miles west of Port Glasgow
 25 miles west of Glasgow
Roads: A8, A78, M8
Rail: Greenock Central, Cartsdyke 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 forms part of the Oak Mall Shopping Centre, a fully enclosed 283,000 sq ft shopping centre which is located at the eastern end of West Blackhall Street, in the heart of Greenock town centre. Major tenants within the shopping centre include Primark, Wilko, Boots the Chemist, Costa, JD Sports and Superdrug.

Description

The property forms part of the Oak Mall Shopping Centre and comprises a ground floor retail unit with first floor ancillary accommodation.

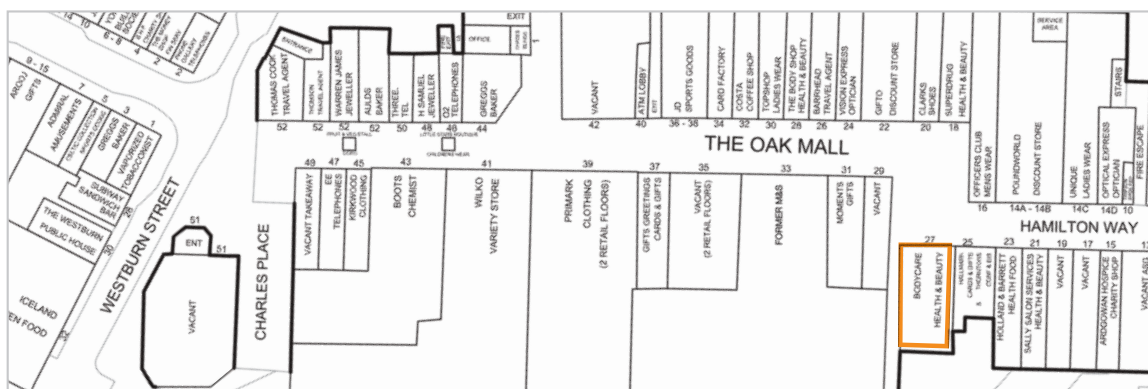
Tenure

Heritable (Scottish equivalent of an English freehold).

VAT

VAT is applicable to this lot.

Six Week Completion



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