

Lot 26

£88,200 per annum exclusive

27 Hamilton Way, Greenock, Inverclyde PA15 1RG

Retail Investment let to Boots until 2072 (no breaks)



Key Details

- Let to Boots Properties Limited on an FRI lease until 2072 (53 years unexpired - NO BREAKS)
- Located within popular Oak Mall Shopping Centre
- Other occupiers in shopping centre include Primark, Wilko, Costa, JD Sports, Holland & Barrett 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, Cartsyde 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, Holland & Barrett 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

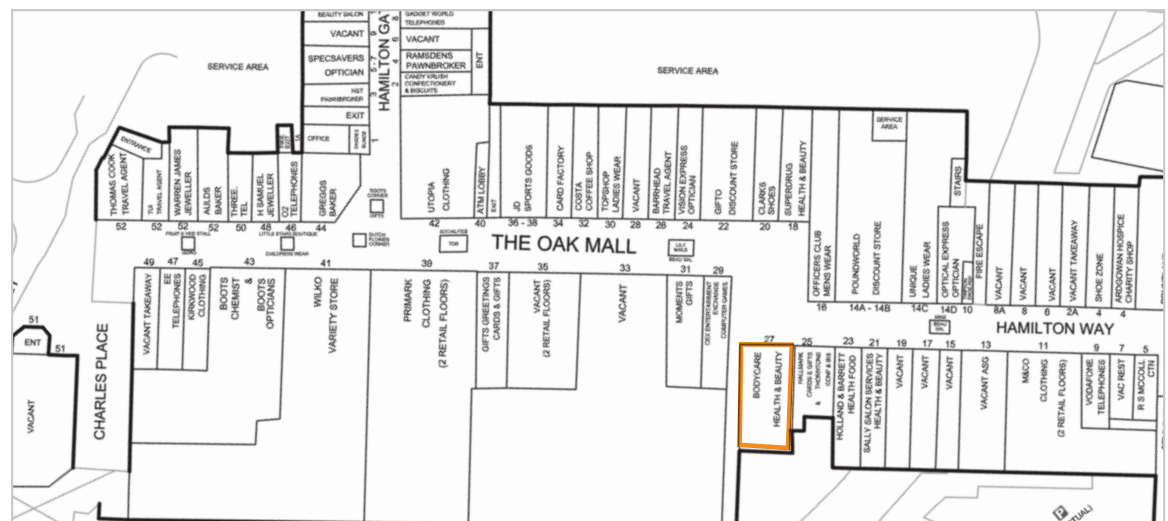
Energy Performance Certificate

See legal pack at acutis.co.uk

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Retail	244.40 sq m (2,631 sq ft)	BOOTS	99 years from 14/05/1973 until 15/05/2072 on a full repairing and insuring lease	£88,200	15/05/2036
First	Ancillary	222.40 sq m (2,394 sq ft)	PROPERTIES LIMITED (1) sublet to GR and MM Blackledge Plc t/a Bodycare (2)			15/05/2057
Total		466.80 sq m (5,025 sq ft)			£88,200	

- (1) For the year ending 31st August 2017, Boots Properties Limited reported a turnover of £28,900,000, pre-tax profits of £48,900,000 and a total net worth of £402,400,000 (Source: Experian Group 11/01/2019).
- (2) The property has been sublet to GR and MM Blackledge Plc t/a Bodycare until 15th May 2072 at a passing rent of £88,200 p.a.x. For the year ending 31st December 2017, GR and MM Blackledge Plc reported a turnover of £134,044,509, pre-tax profits of £2,739,038 and a total net worth of £29,873,192 (Source: Experian Group 11/01/2019).



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