

Lot 29

£199,000 per annum exclusive

43 Hamilton Way, Greenock, Renfrewshire PA15 1RQ

Retail Investment let to Boots until 2075 (no breaks)



Tenancy and accommodation

Lot 29

£199,000 per annum exclusive

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Review
Ground	Retail	765.00 sq m	(8,234 sq ft)	BOOTS PROPERTIES LIMITED (1)	Approx 99 years 3 months from 02/02/1976 until 15/05/2075 on a full repairing and insuring lease	£199,000	15/05/2039 and 15/05/2060
First	Ancillary	524.00 sq m	(5,640 sq ft)				
Second	Ancillary	482.00 sq m	(5,188 sq ft)				
Total		1,771.00 sq m	(19,062 sq ft)			£199,000	

(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 08/03/2019).

Key Details

- Let to Boots Properties Limited on an FRI lease until 2075 (56 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, 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 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 and Holland & Barrett.

Description

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

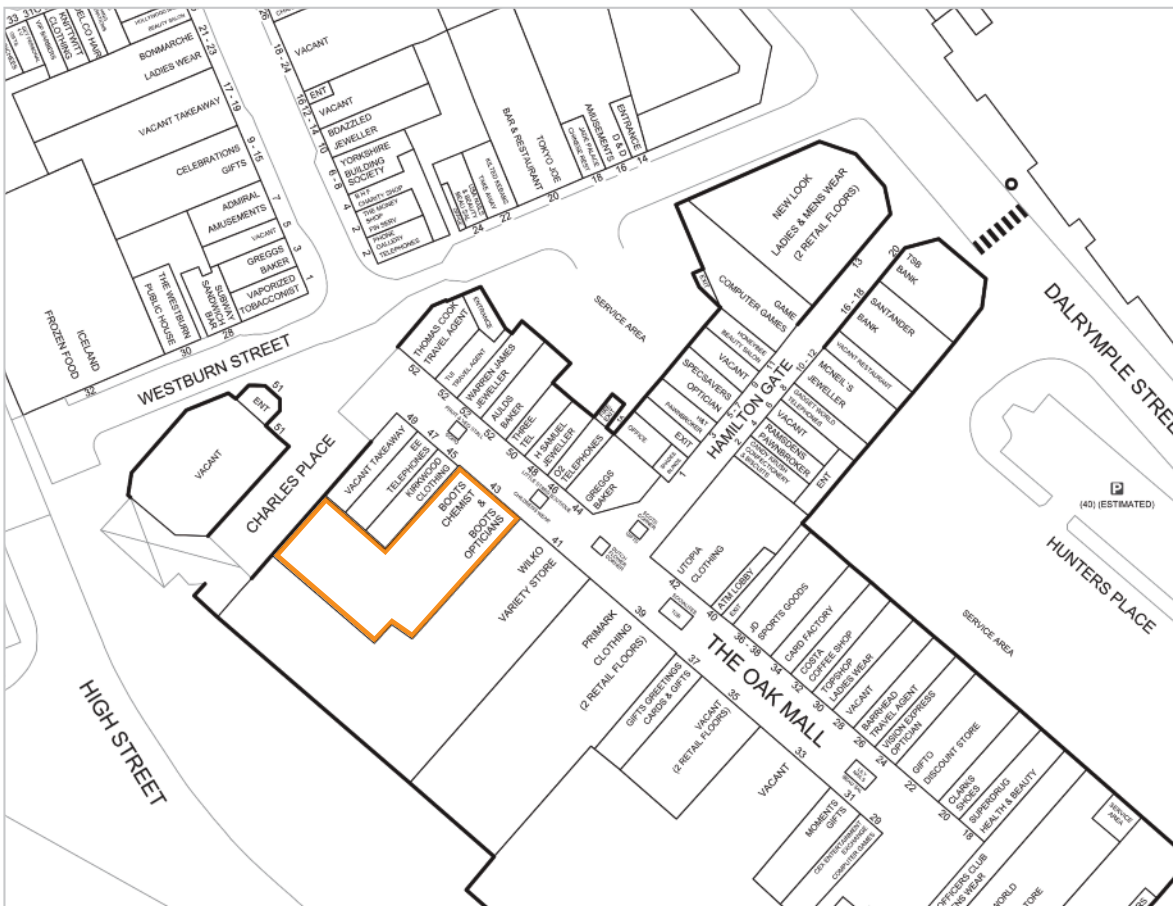
Tenure

Heritable (Scottish equivalent of an English freehold).

VAT

VAT is applicable to this lot.

Six Week Completion



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