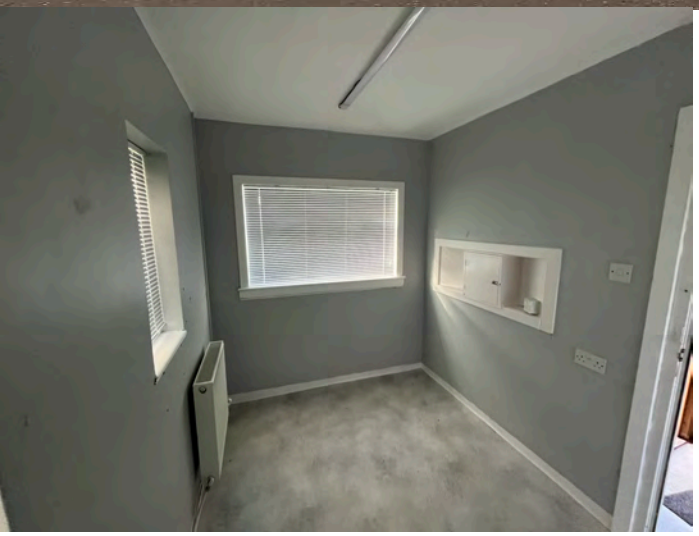
ALLIED SURVEYORS SCOTLAND

Tel. 0141 337 7575 @Allied_Scotland
www.alliedsurveyorsscotland.com







FOR SALE

168 Dunlop Street, Greenock PA16 9DD

- Prominent high street office/clinic
- High visibility from a key arterial road (A78)
- Excellent opportunity for owner-occupiers or investors
- Approximate net internal area of 12.10 sq m (130 sq ft)

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LOCATION

The subjects hold a prominent position on the north eastern side of Dunlop Street within an established mixed use area of Greenock that lies a short distance to the west of the town centre. The surrounding area benefits from a range of local amenities and convenience retail facilities, with public transport links readily accessible. Nearby Greenock town centre provides a wider range of retail, leisure and professional services, together with access to the principal road network serving Inverclyde and beyond.

Occupying an elevated position overlooking a busy roundabout that connects Dunlop Street with the arterial A78 road, the property is highly visible to the strong levels of passing vehicular traffic travelling eastbound. Levels of free on street parking are available on Dunlop Street and the wider area.

DESCRIPTION

The subjects comprise a compact and self-contained office suite that has been formed within the entirety of a small standalone single storey building. It is ideally suited to a local business, professional practice or individual seeking an affordable and prominent base within a prominent location. Currently utilised as private office space, the property would also suit alternative uses including private salon/clinic space, consultation rooms or as ancillary business accommodation.

The subjects are currently occupied by a third party but on an informal basis and is being sold with the benefit of vacant possession.

ACCOMMODATION

The subjects benefit from a reception area, main office area, and private toilet.

The building is served by a gas central heating system and has benefited from a new roof covering in recent times.

FLOOR AREA

We calculate the net internal floor area of the property at 12.10 sq m (130 sq ft).

PRICE

Our client is seeking offers over £40,000 for their heritable interest in the property.

RATEABLE VALUE

According to the Scottish Assessor's website (www.saa.gov.uk) the subjects have a Rateable Value of £1,400 effective 1st April 2026. The uniform business rate for the current year is £0.481 pence in the pound.

Occupiers may be eligible for 100% rates relief through the Small Business Bonus Scheme if the combined rateable value of all their business premises in Scotland is £35,000 or less.

ENERGY PERFORMANCE CERTIFICATE

We understand that the subjects are considered exempt from the requirement to obtain an Energy Performance Certificate under the relevant legislation.

OFFERS

In the normal Scottish form addressed to this office.

VAT

We understand that the property has not been elected for VAT purposes and, accordingly, VAT will not be chargeable on the purchase price.

ACQUISITION COSTS

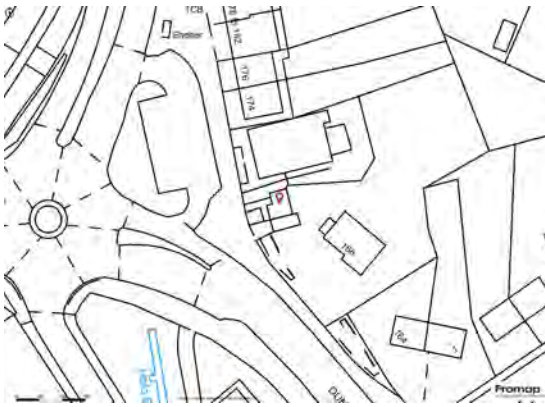
Each party shall be responsible for their own legal costs incurred in connection with the eventual purchaser liable for any Land and Buildings Transaction Tax (LBTT) and VAT thereon.

DATE OF ENTRY

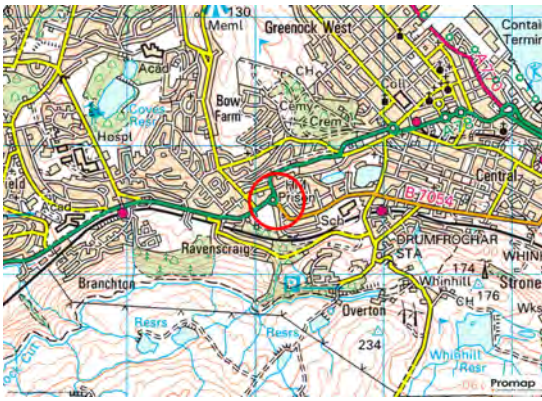
To be mutually agreed.

ANTI-MONEY LAUNDERING

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/ occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before any transaction can proceed.







VIEWING AND FURTHER INFORMATION

By appointment through the sole selling agent, Allied Surveyors Scotland Ltd

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Regulated by RICS

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