ALLIED SURVEYORS SCOTLAND

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



FOR SALE

7 Port Glasgow Road, Greenock PA15 2UD

- Prominent former music rehearsal studio
- Potential for a variety of alternative uses
- Highly visible position on the arterial A8 road
- Approximate gross internal area of 66.87 sq m (720 sq ft)

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LOCATION

The property is situated within a commercial location at Greenock Harbour holding a prominent position on the northeastern side of Port Glasgow Road which forms part of the arterial A8 road that connects Greenock town centre with the M8 motorway and Glasgow to the east. With Cartsdyke train station also lying a short distance to the west and public bus stops in the area, the subjects enjoy excellent transport links.

Surrounding uses comprises council premises that include offices, a transport depot and recycling centre. The adjacent former car showroom is in the process of being developed into a filling station.

DESCRIPTION

The subjects comprise the entirety of a self-contained, single-storey lock-up premises which holds a prominent position on Port Glasgow Road that is highly visible to the strong levels of passing vehicular traffic.

The property was most recently utilised as a small music rehearsal studio and, given its standalone nature, would lend itself well to a similar use. However, the premises also offer flexibility and potential to accommodate a range of alternative uses, subject to any necessary consents if required.

The subjects are currently vacant and being sold with the benefit of vacant possession.

ACCOMMODATION

The subjects benefit from a main good sized open plan room with side corridor that leads to a small staff area/store and two toilets at the rear.

FLOOR AREA

We calculate the gross internal floor area of the property at 66.87 sq m (720 sq ft).

PRICE

Our client is seeking offers over £35,000 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 £2,100 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

The Energy Performance Certificate Rating is E.

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

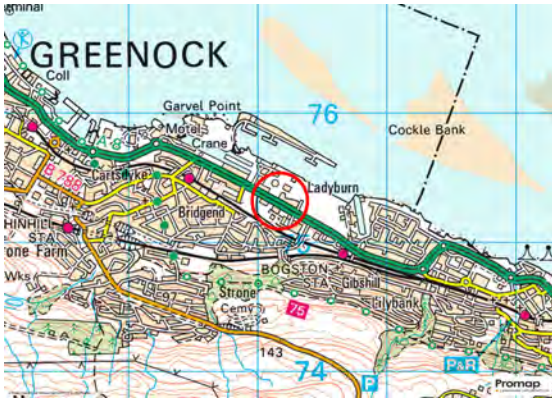
Each party shall be responsible for their own legal costs incurred in connection with the eventual purchaser liable for any Land and Buildings Transaction Tax (LBTT) and VAT thereon.

DATE OF ENTRY

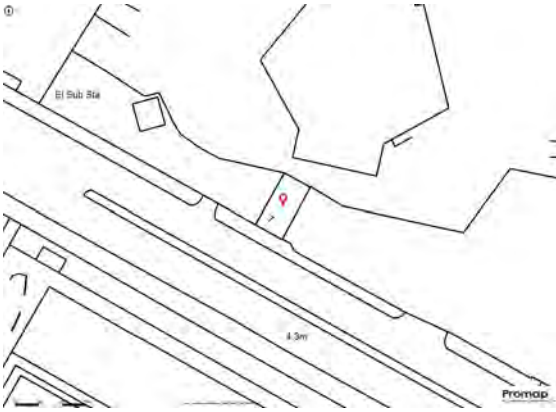
To be mutually agreed.

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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