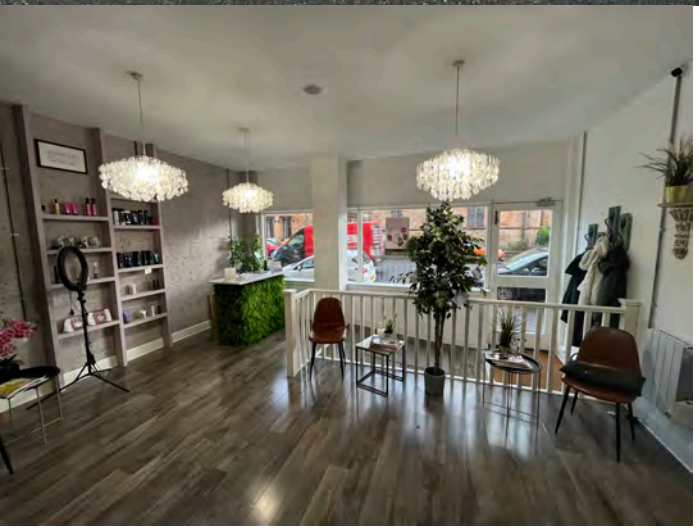
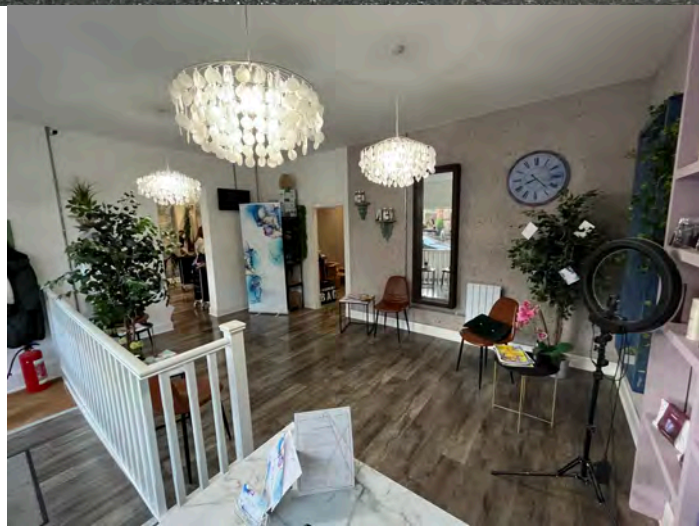
ALLIED SURVEYORS SCOTLAND

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www.alliedsurveyorsscotland.com







FOR SALE

1A/1B Union Street, Greenock PA16 8JH

- Attractive modern double Class 1A retail premises
- Fronting onto busy thoroughfare in Greenock's West End
- Potential for a variety of uses and subdivision
- Approximate net internal area of 84.47 sq m (909 sq ft

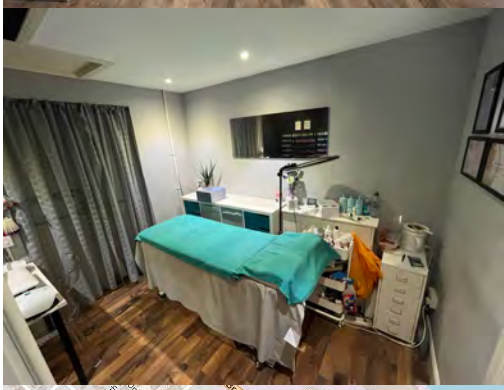
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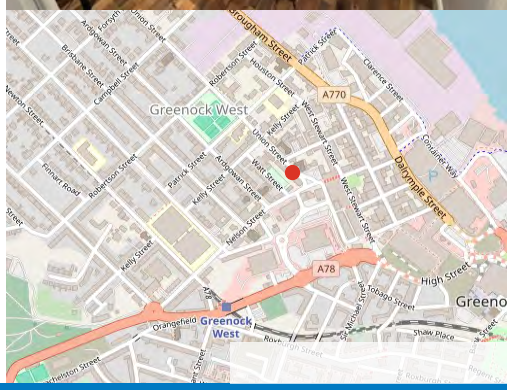
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LOCATION

The subjects are situated on Union Street within the West End of Greenock, an established mixed commercial and residential area of the town. The property benefits from a convenient location within walking distance of Greenock town centre, where a range of national and independent retailers, cafés and other local amenities are available. The surrounding area also benefits from established residential accommodation and good public transport links, including nearby Greenock West railway station and local bus services. The location therefore offers access to a broad local catchment and the wider Inverclyde area.

DESCRIPTION

The subjects comprise an attractive modern double Class 1A retail premises that has been formed by the interlinking of two small adjacent retail units on the ground floor of a modern three storey and attic terraced building with residential dwellings on the upper levels. The building is factored by Oak Street Housing Association.

The subjects are currently operating as a hairdressing and beauty salon, 'George Square' having been adapted internally in recent years with openings formed in the central party wall. However, the unit is being sold with the benefit of vacant possession.

ACCOMMODATION

The unit benefits from two open plan retail areas, a private treatment room, storage space, staff kitchen and toilet. Due to its configuration, it could easily revert to two self contained units.

FLOOR AREA

We calculate the net internal floor area of the property at 84.47 sq m (909 sq ft).

PRICE

Our client is seeking offers over £100,000 for their heritable interest in the property.

RATEABLE VALUE

According to the Scottish Assessor's website (www.saa.gov.uk) the subjects are entered in the Valuation Roll as two separate entries:

1A: £5,800 | 1B: £5,800

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 B.

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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grant.strang@alliedsurveyorsscotland.com

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Regulated by RICS

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