



1 Auchmead Road, Greenock, PA16 0PYL

Stand Alone Retail Parade

- Private Parking
- Let To Domino's, Greggs & Convenience Store
- Centre of Residential Area
- High Passing Trade
- Passing Rent: £92,300p.a.x
- Price: £1,450,000

LOCATION

The subjects occupy a prominent position on the West side of Auchmead Road close to its junction with Inverkip Road. Inverkip Road is a main thoroughfare linking Greenock, Inverkip, Wendy's Bay & Largs. The site is situated approx 2 miles from Greenock town centre, which is the administrative centre for Inverclyde. With a population of over 50,000 persons, the town benefits from a core catchment in excess of 270,000.

DEVELOPMENT

The development is of modern steel framed portal construction forming 3 no individual commercial units, originally developed to form 4. Each with aluminium framed and glazed frontages. The development benefits from 14 no dedicated private parking spaces to the front common to the demise. The development also includes a sub-station held on lease to Last Mile Electricity Limited until 28th November 2118

EXECUTIVE SUMMARY

Unit 1

Tenant: D.P Realty Ltd t/a Dominos Pizza

Expiry: 19th January 2040 (tenant has option to extend for further 20yrs)

Rent Review: 20th January 2030 (fixed increase to £30,000p.a.x) Every 5 years thereafter.

Tenant Break: 20th January 2034

Area: 1,250sq ft

Passing Rent: £28,125p.a.x

Further: The premises have been fitted out in accordance with Dominos Pizza corporate specification with ceramic tile flooring, open plan kitchen and customer area with partitions erected to the rear to form stores, office and staff w.c / break area. Dominos Pizza is one of the world's leading pizza chains and trades from in excess of 1,200 units across the UK. DP Realty Ltd (company no. 2882513) reported net assets of £7,310,000 for the financial year end December 2024.



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Unit 2
 Tenant: Greggs Plc
 Expiry: 19th January 2035 (tenant option to extend for further 5 years)
 Rent Review: 20th January 2030
 Tenant Break: 20th January 2030
 Area: 1,350sq ft
 Passing Rent: £30,375p.a.x

Further: Greggs is the UK's premier bakery food on the go retailer with over 2,000 shops. Greggs reports a 1m annual turnover of £2.15bn for the 52 weeks ended 27 December 2025 reporting a pre-tax profit of over £167m. Greggs are actively expanding year on year to include drive-thru, pod and high street locations.

Unit 3&4
 Tenant: HA Retail Limited
 Expiry: 6th January 2040
 Rent Review: 7th January 2030
 Area: 1,400sq ft
 Passing Rent: £33,800p.a.x

Further: The premises operates as Nisa Local convenience store. The operators have several stores in Inverclyde and Greater Glasgow.

PRICE

The investment is available on a freehold basis for £1,450,000

V.A.T

The property has been elected for V.A.T. as such the transaction may be treated as a T.O.G.C (transfer of a going concern)

LEASE & TITLE

Available on request

LEGAL

Each party shall bear their own legal costs incurred in the transaction

VIEWING

Whilst it is a good idea to visit a property investment that is being marketed for sale as a customer before making a formal viewing, it is vitally important that such visits are carried out confidentially and that no approach is made to the staff, operators or customers of the business.

Many investments are being marketed confidentially and the staff and locals may not know that the property is on the market, therefore a casual approach can adversely affect the business

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Anti-Money Laundering

TSA Property Consultants are regulated by HMRC in its compliance with the UK Money Laundering Regulations, effective from 10th January 2020, the agents are required to undertake due diligence on interested parties.

Property Misdescription Act 1991:

The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change out with our control. When we are advised of any change we will inform all enquiries at the earliest opportunity.