

Gourock – 99/100 Shore Street PA19 1RB  
Heritable Retail Investment



BLUE ALPINE

PROPERTY CONSULTANTS



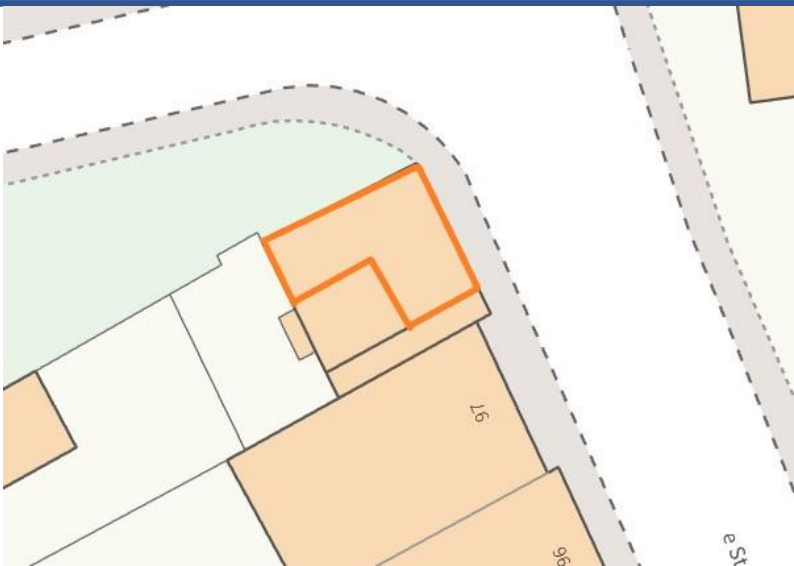
# Gourock – 99/100 Shore Street PA19 1RB

## Heritable Retail Investment



### Investment Consideration:

- Purchase Price: £165,000
- Gross Initial Yield: 8.15%
- Rental Income: £13,440 p.a.
- VAT is NOT applicable to this property
- Heritable investment. England`s equivalent to Freehold.
- Shop No.99 let until 2036. No breaks. Rent review in 5<sup>th</sup> year linked to CPI
- Comprises 2 ground floor shop t/a vape shop and organic & natural skincare producer
- Situated on Shore Street, one of the principal arterial routes through Gourock, with occupiers nearby including SPAR and William Hill, amongst others.



### Tenancies and Accommodation:

| Property                  | Accommodation                                                         | Lessee & Trade        | Term                            | Current Rent £ p.a. | Notes                                                                                                                                                                           |
|---------------------------|-----------------------------------------------------------------------|-----------------------|---------------------------------|---------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| No. 99<br>(Ground Floor)  | Ground Floor: 17.88 sq m (192 sq ft)<br>Open plan retail, storage, wc | Individual            | 10 Years from<br>5 March 2026   | £4,800              | Note 1: FRI<br>Note 2: Rent review on 05.03.31 linked to CPI<br>Note 3: No breaks<br>Note 4: Deposit held of £800                                                               |
| No. 100<br>(Ground Floor) | Ground Floor: 54.20 sq m (583 sq ft)<br>Open plan retail, storage, wc | Caledonia Life C.I.C. | 10 Years from<br>September 2025 | £8,640              | Note 1: FRI<br>Note 2: Rent review in September 2030 open market upward only<br>Note 3: Tenant option to determine in September 2028 and 2030<br>Note 4: Deposit held of £2,160 |
| Total                     |                                                                       |                       |                                 | £13,440             |                                                                                                                                                                                 |

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### Property Description:

Comprises two ground floor shops, providing the following accommodation and dimensions:

Ground Floor No.99: 17.88 sq m (192 sq ft)

Open plan retail, storage, wc

Ground Floor No.100: 54.20 sq m (583 sq ft)

Open plan retail, storage, wc

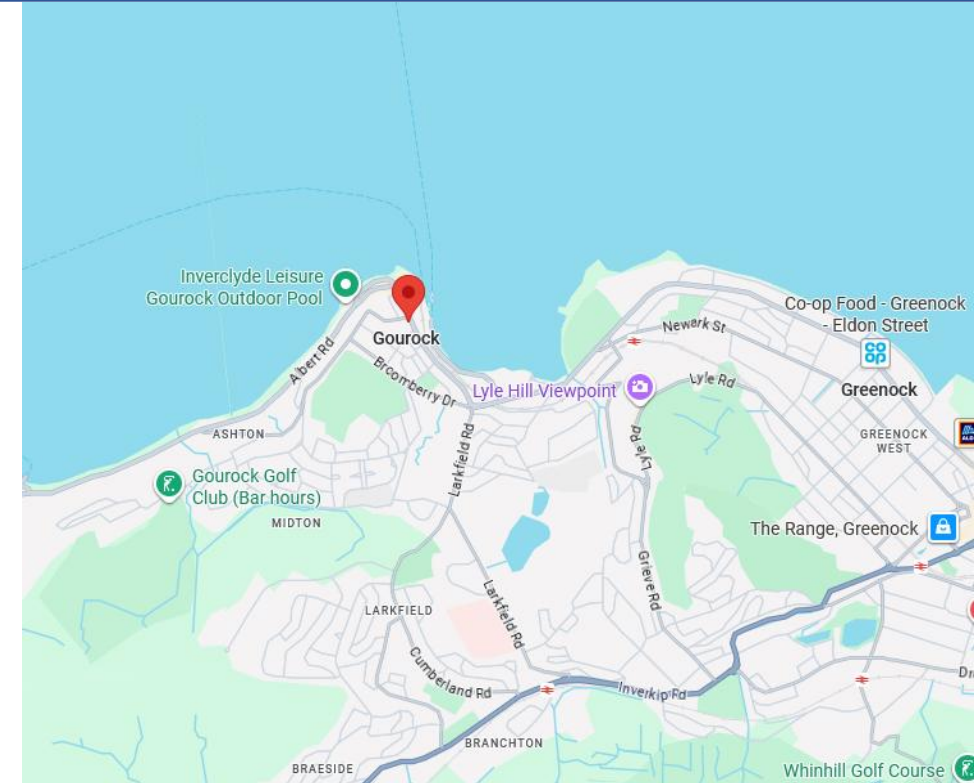
### Tenancy:

No.99 is at present let to an Individual for a term of 10 Years from 5<sup>th</sup> March 2026 at a current rent of £4,800 p.a. and the lease contains full repairing and insuring covenants. Rent review 05.03.31 linked to CPI. No breaks. Deposit held of £800.

No.100 is at present let to Caledonia Life C.I.C. for a term of 10 Years from September 2025 at a current rent of £8,640 p.a. and the lease contains full repairing and insuring covenants. Rent review in September 2030 open market upward only. Tenant option to determine in September 2028 and 2030. Deposit held of £2,160.

### Location:

Gourock is an established coastal town in Inverclyde, approx 28 miles west of Glasgow and 3 miles west of Greenock. The town benefits from good road connectivity, with the A770 providing direct access to Greenock and connecting with the A8/M8 corridor towards Glasgow and the wider Central Belt. Gourock also benefits from regular rail services to Glasgow Central, together with ferry connections across the Firth of Clyde. The property is situated on Shore Street (A770), one of the principal arterial routes through Gourock, with occupiers nearby including SPAR, William Hill and more.



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### Contacts:

For further information or to schedule a viewing, please contact Joseph Bachman or Sam Georgev.



Joseph Bachman – COO  
M: +44(0)77236 19270  
E: joseph@bluealpine.com



Sam Georgev – VP Sales & Lettings  
M: +44(0)75545 57088  
E: sam@bluealpine.com



### Address:

Blue Alpine Partners Limited  
Trading Address: 54 Welbeck Street, Marylebone, London W1G 9XZ  
Registered Address: Suite 115, Devonshire House, Manor Way, Borehamwood, Hertfordshire, WD6 1QQ

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