



16-18 Kilblain Street, Greenock, PA15 1SR

Town Centre Location

- Busy Thoroughfare
- Ground Floor
- 1,507sq ft
- Hot Food Take Away
- Held on F.R.I Lease Expiring 2034
- Review in 2029
- Rent: £10,000p.a.x Increasing to £12,000p.a.x in 2026
- Sale Price: £100,000

LOCATION

The property is situated on the east side of Kilblain Street north of its junction with Inverkip Road within Greenocks town centre. The area is characterised with an array of local and national commercial occupiers with B&M and McGills Bus Terminus adjacent with residential dwellings situated in the surrounding periphery.

Neighbouring occupiers include Sports Direct, Watsons Butcher, Iceland and Liquor Shed.

PROPERTY

The property comprises a ground floor mid-terraced retail space with a larger single storey commercial parade surmounted by a pitched roof. The development benefits from rear access via a private road at the north of the development. The property benefits from a single glazed frontage with single access door leading to an open plan retailing space.

The property has been refurbished by the former tenant to include plastered and painted walls with new floor coverings, with the added benefit of an air conditioning system.

Lighting is provided by way of L.E.D. panels and spots recessed within the suspended ceiling.

AREA

The property has been calculates to extend to the following internal area;

Ground: 140sqm (1,507sq ft)



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LEASE SUMMARY

Tenant: Personal name
Expiry: 29th October 2034
Tenant Break: October 2029
Passing Rent: £10,000p.a.x Increasing to
£12,000p.a.x in October 2026 until Review in
2029

PRICE

The property is available on a freehold basis for
£100,000

V.A.T.

Our client has opted to waive exemption for V.A.T.
The transaction will be treated as a Transfer Of a
Going Concern (ToGC)

E.P.C

Available on request

LEGAL

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

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L.B.T.T. & REGISTRATION DUES

Any L.B.T.T. or Registration Dues incurred in the
transaction shall be borne by the tenant /
purchaser.

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

TSA Property Consultants

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Anti-Money Laundering

TSA Property Consultants are regulated by
HMRC in its compliance with the UK Money
Laundering under the 5th Directive of the 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 al enquiries at the earliest opportunity.