

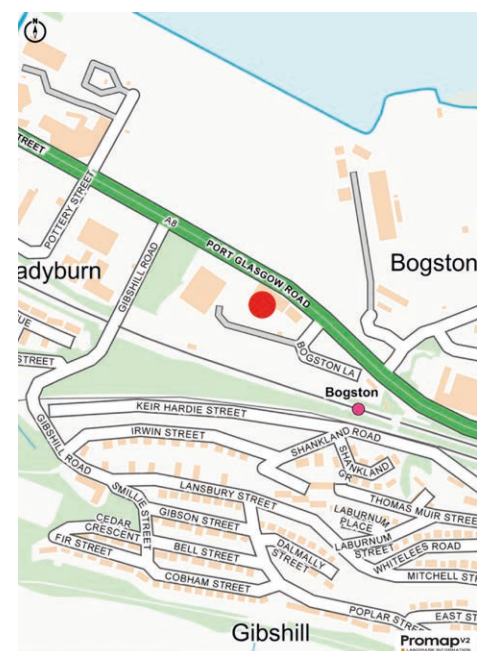
TO LET

FORMER BUILDERS MERCHANT
POTENTIAL DEVELOPMENT OPPORTUNITY



Bogston Lane, Greenock PA15 2UD

- Large site with buildings
- Excellent location close to Greenock Town Centre
- Total building GIA 930.14sqm (10,012sqft)
- Total site area 0.47 hectares (1.16 acres)
- Potential for alternative uses



LOCATION

Greenock is a large town situated on the south bank of the river Clyde approximately 26 miles west of Glasgow city centre. The town has excellent communications links, with direct to the motorway network via the A8/M8 link and several train stations offering direct links to Glasgow.

With a resident population of some 42,000 persons the town is also the administrative base for Inverclyde Council.

Nearby commercial occupiers include Kingston Business Park, Riverclyde Homes HQ, Arnold Clark car dealerships and many more.

See location plan.

DESCRIPTION/ACCOMMODATION

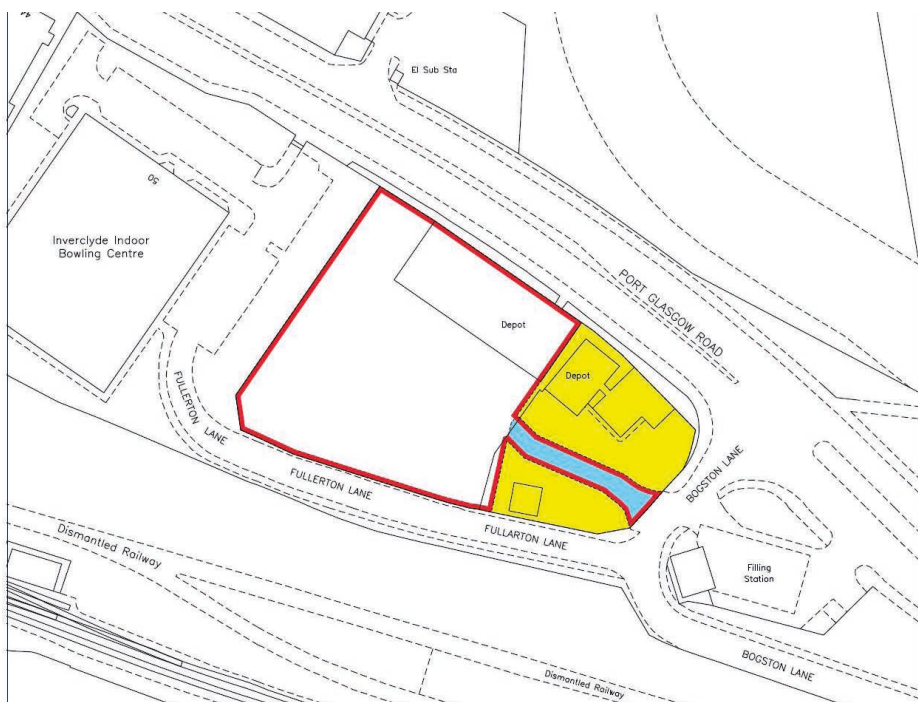
The subjects comprise a former builders merchant and are laid out in line with the former use. There is a large single storey steel portal frame warehouse building clad in a mix of brick and prolife metal sheeting, which provides customer facing sales area, office accommodation together with staff and welfare facilities alongside the high-level storage facilities. The internal height of the warehouse is some 4.8m (14ft 6in) and the building is served by two roller shutter access points.

Externally the site is surrounded by a mix of wooden and concrete fencing and access is provided via a large double gate set back from the road. The extensive yard area is made up of concrete hardstanding.

The warehouse unit has the following approximate floor areas:

Gross Internal Area
535.53sqm (5,764sqft)

Overall site area:
Site Area
0.947hectares (2.34acres)



LEASE TERMS

The subjects are held on a 25 year lease from December 2006, expiring December 2031 at a passing rental of £43,677 per annum. There is a tenants option to extend the lease for a further 25 years from expiry.

RATING

The subjects are entered in the Valuation Roll as having the following rating assessment.

Rateable Value £25,000

VAT

All figures are quoted as exclusive of VAT at the prevailing rate.

EPC

An EPC has been carried out for the property and is available upon request.

LEGAL COSTS

Each party will be liable for their own legal costs, however for the avoidance of doubt the ingoing tenant shall be liable for LBTT, Extract Copies and VAT.

VIEWING & FURTHER INFORMATION

In order to arrange a viewing of the premises, or for further information please contact the agents.

To arrange a viewing please contact:



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Head of Retail
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07766 551663



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Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude

IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
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6. Date of Publication: September 2020