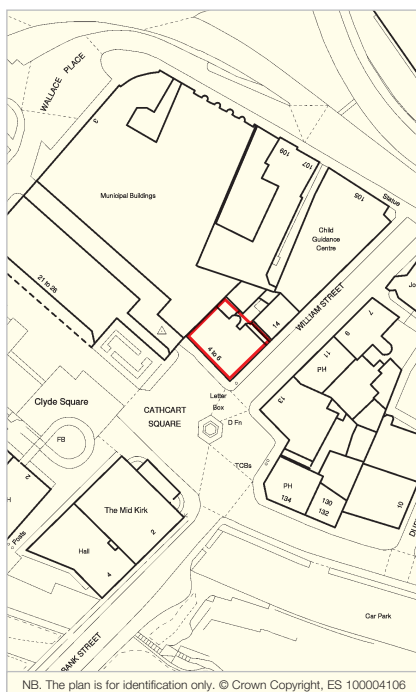


Greenock Cathcart House Cathcart Square Renfrewshire PA15 1LS

- **Heritable Listed Vacant Office**
- Prominent town centre location
- Comprises 15,324 sq ft over basement, ground and four upper floors
- No Vat Applicable
- **Reserve no higher than £155,000 (£10.13 psf)**

Vacant Possession

**SIX WEEK COMPLETION
AVAILABLE**



Tenure

Heritable (Scottish equivalent of English freehold).

Location

Greenock is located 25 miles west of Glasgow city centre, on the south side of the Firth of Clyde. The town benefits from good communications being on the A8, which connects with the M8 Motorway (Junction 31) some 8 miles to the east and Glasgow International Airport being approximately 15 miles to the east. The property is prominently situated on the north side of the picturesque Cathcart Square, between Greenock Central Rail Station and the Oak Mall Shopping Centre. Occupiers close by include Inverclyde Council Headquarters, Tesco and the Oak Mall Shopping Centre.

Description

The property is arranged on basement, ground and four upper floors to provide cellular office accommodation over ground to fourth floors together with storage to the basement. The property benefits from suspended ceilings, secure ground floor entrance and a passenger lift.

The property provides the following accommodation and dimensions:

Basement	188.87 sq m	(2,033 sq ft)
Ground Floor	242.93 sq m	(2,615 sq ft)
First Floor	260.96 sq m	(2,809 sq ft)
Second Floor	225.10 sq m	(2,423 sq ft)

Third Floor	253.06 sq m	(2,724 sq ft)
Fourth Floor	252.69 sq m	(2,720 sq ft)
Total	1,423.60 sq m	(15,324 sq ft)

NB. Areas provided by Vendor.

Tenancy

To be offered vacant.

VAT

VAT is not applicable to this lot.

Documents

The legal pack will be available from the website www.allstop.co.uk

Energy Performance Certificate

EPC Band D.

Buyer's Premium

Buyers will pay 0.35% + VAT of the purchase price towards the seller's costs.

Viewings

There will be one block viewing held prior to the auction. If you would like to attend you must register with us in advance. Please email viewings@allstop.co.uk with the name and mobile number of each party wishing to attend. In the subject box of your email please enter **Lot 88 Greenock**.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

Seller's Solicitor Katherine Golding, HBJ Gateley. Tel: 0131 222 9584 e-mail: kgolding@hbjgateley.com