

Tenure

Feudal.

Location

Port Glasgow, on the Firth of Clyde, is located 3 miles east of Greenock, 16 miles west of Glasgow and 44 miles north of Prestwick Airport. Port Glasgow is situated on the A8 at its junction with the A761. The properties are situated in the town centre at the junction of Princes Street and Church Street close to Port Glasgow Railway Station. Occupiers close by include Farmfoods, Lloyds TSB, Royal Bank of Scotland, Iceland and Spar Convenience Store.

Description

The properties are arranged on ground and one upper floor to provide four ground floor shop units, each with ancillary accommodation at first floor level.

VAT

Please refer to the Special Conditions of Sale.

Present Lessee	Accommodation			Lease Terms		Current Rent £ p.a.	Next Review/ Reversion
Ganton House Investments Ltd (1) (t/a Ladbrokes (part ground floor sub-let)	Gross Frontage Net Frontage Built Depth First Floor	12.00 m 11.25 m 17.20 m 160.5 sq m	(39' 4") (36' 10") (56' 5") (1,728 sq ft)	25 years from 03.03.1994 Rent review every 5th year FR & I		£35,000 p.a.	Rent Review 2014
Scottish Midland Co-Operative Society Limited (2) (t/a Semi Chem)	Gross Frontage Net Frontage Built Depth First Floor	5.75 m 5.55 m 17.80 m 81.66 sq m	(18' 10") (18' 3") (58' 5") (879 sq ft)	5 years from 20.01.2010 Rent review every 5th year FR & I		£11,500 p.a.	Holding Over
Thomas Auld & Sons Ltd (3)	Gross Frontage Net Frontage Built Depth First Floor	6.05 m 5.55 m 21.25 m 95.30 sq m	(19' 10") (18' 3") (69' 8") (1,026 sq ft)	On a lease expiring 21.01.2110 (4) Rent review every 5th year FR & I		£17,750 p.a.	Reversion 2110 (4)
671m and a net worth of £21.699m (Sou osite address: www.scotmid.com w.aulds.co.uk (44 branches)	rce: ICC Information Ltd 17.	11.2013). Ladbrokes ha	ve over 2,000 bran	ches across the UK, Ireland and Spain.	Total	£64,250 p.a	1.
	Ganton House Investments Ltd (1) (t/a Ladbrokes (part ground floor sub-let) Scottish Midland Co-Operative Society Limited (2) (t/a Semi Chem) Thomas Auld & Sons Ltd (3) "Thomas Auld & Sons Ltd (3) site address: www.ladbrokes.com For 571m and a net worth of £21.699m (Sou site address: www.sootmid.com w.aulds.co.uk (44 branches) understand the lease in fact expires on	Ganton House Investments Ltd (1) Gross Frontage (t/a Ladbrokes (part ground floor sub-let) Net Frontage Scottish Midland Co-Operative Society Limited (2) Gross Frontage (t/a Semi Chem) Net Frontage Thomas Auld & Sons Ltd (3) Gross Frontage Net Frontage Built Depth First Floor Built Depth First Floor Thomas Auld & Sons Ltd (3) Gross Frontage Net Frontage Built Depth First Floor site address: www.ladbrokes.com For the year end 31.12.2012 Gar 71m and a net worth of £21.699m (Source: ICC Information Ltd 17: site address: www.sotomid.com w.aulds.co.uk (44 branches) understand the lease in fact expires on Whitsunday 2110. The Admin	Ganton House Investments Ltd (1) (t/a Ladbrokes (part ground floor sub-let) Gross Frontage 12.00 m Net Frontage Scottish Midland Co-Operative Society Limited (2) (t/a Semi Chem) Gross Frontage 5.75 m Built Depth Thomas Auld & Sons Ltd (3) Gross Frontage 5.55 m Built Depth Thomas Auld & Sons Ltd (3) Gross Frontage 6.05 m Net Frontage Ste address: www.ladbrokes.com For the year end 31.12.2012 Ganton House Investments 5.30 sq m siste address: www.scotmid.com Source: ICC Information Ltd 17.11.2013). Ladbrokes has usiders.co.uk (44 branches) understand the lease in fact expires on Whitsunday 2110. The Administrators expect this w Witsunday 2110. The Administrators expect this w	Ganton House Investments Ltd (1) (t/a Ladbrokes (part ground floor sub-let) Gross Frontage 12.00 m (39' 4") Net Frontage 11.25 m (36' 10") Built Depth 17.20 m (56' 5") First Floor 160.5 sq m (1,728 sq ft) Scottish Midland Co-Operative Society Limited (2) Gross Frontage 5.75 m (18' 10") Net Frontage 5.55 m (18' 3") Built Depth 17.80 m (58' 5") First Floor 81.66 sq m (879 sq ft) Thomas Auld & Sons Ltd (3) Gross Frontage 6.05 m (19' 10") Net Frontage 5.55 m (18' 3") Built Depth 21.25 m (69' 8") Thomas Auld & Sons Ltd (3) Gross Frontage 6.05 m (19' 10") Net Frontage 5.55 m (18' 3") Built Depth 21.25 m (69' 8") First Floor 95.30 sq m (1,026 sq ft) Stite address: www.ladbrokes.com For the year end 31.12.2012 Ganton House Investments Ltd reported a tur 17.11.2013). Ladbrokes have over 2,000 bran usite address: www.scotnid.com waulds.couk (44 branches) Surgers and and and and and set worth of £21.699 m Surgers and	Ganton House Investments Ltd (1) (t/a Ladbrokes (part ground floor) sub-let) Gross Frontage Net Frontage Built Depth First Floor 12.00 m (39' 4") First Floor 25 years from 03.03.1994 Rent review every 5th year FR & 1 Scottish Midland Co-Operative Society Limited (2) (t/a Semi Chem) Gross Frontage Frontage Built Depth First Floor 5.75 m (18' 3") First Floor 18' 10") First Floor 5 years from 20.01.2010 Rent review every 5th year FR & 1 Thomas Auld & Sons Ltd (3) Gross Frontage Built Depth First Floor 6.05 m First Floor (19' 10") First Floor On a lease expiring 21.01.2110 (4) Rent review every 5th year FR & 1 the ddress: www.ladbrokes.com For the year end 31.12.2012 Ganton House Investments Ltd reported a turnover of £12.031m, a pre-tax profit of FI m and a net worth of £21.699m (Source: ICC Information Ltd 17.11.2013). Ladbrokes have over 2,000 branches across the UK, Ireland and Spain. Site address: www.soutmid.com w.aulds.co.uk (44 branches) 0 Witsunday 2110. The Administrators expect this was a mistake, however the company was aware of it and	Ganton House Investments Ltd (1) (t/a Ladbrokes (part ground floor sub-let) Gross Frontage Net Frontage Built Depth First Floor 12.00 m (39' 4") Built Depth 17.20 m (56' 5") 25 years from 03.03.1994 Rent review every 5th year FR & I Scottish Midland Co-Operative Society Limited (2) (t/a Semi Chem) Gross Frontage Frontage Built Depth First Floor 5.75 m (18' 3") Built Depth 17.80 m (58' 5") 5 years from 20.01.2010 Rent review every 5th year FR & I Thomas Auld & Sons Ltd (3) Gross Frontage Built Depth First Floor 6.05 m (19' 10") Built Depth 21.25 m First Floor 0.01 a lease expiring 21.01.2110 (4) Rent review every 5th year FR & I stel address: www.ladbrokes.com For the year end 31.12.2012 Ganton House Investments Ltd reported a turnover of £12.031m, a pre-tax profit of FT m and a net worth of £21.699m (Source: ICC Information Ltd 17.11.2013). Ladbrokes have over 2,000 branches across the UK, Ireland and Spain. Site address: www.sotomid.com w.aulds.co.uk (44 branches) understand the lease in fact expires on Whitsunday 2110. The Administrators expect this was a mistake, however the company was aware of it and	Ganton House Investments Ltd (1) (t/a Ladbrokes (part ground floor) sub-let) Gross Frontage Net Frontage built Depth First Floor 12.00 m (39' 4") Het Frontage built Depth First Floor 25 years from 03.03.1994 Rent review every 5th year FR & 1 £35,000 p.a. Scottish Midland Co-Operative Society Limited (2) (t/a Semi Chem) Gross Frontage Frontage Built Depth First Floor 5.75 m (18' 3") First Floor (1,728 sq ft) (17.28 sq ft) 5 years from 20.01.2010 Rent review every 5th year FR & 1 £11,500 p.a. Thomas Auld & Sons Ltd (3) Gross Frontage Gross Frontage Built Depth First Floor 6.05 m (19' 10") First Floor (19' 10") Society Limited (2) FR & 1 On a lease expiring 21.01.2110 (4) Rent review every 5th year FR & 1 £17,750 p.a. Thomas Auld & Sons Ltd (3) Gross Frontage Gross Frontage First Floor 6.05 m (1,026 sq ft) (10') Fr & 10") First Floor On a lease expiring 21.01.2110 (4) Rent review every 5th year FR & 1 £17,750 p.a. self address: www.ladbrokes.com For the year end 31.12.2012 Ganton House Investments Ltd reported a turnover of £12.031m, a pre-tax profit of FT m and a net worth of £21.69m (Source: ICC Information Ltd 17.11.2013). Ladbrokes have over 2,000 branches across the UK, Ireland and Spain. Total £64,250 p.a. Total £64,250 p.a. Metronches Waulds.co.uk (44 branches) Total £64,250 p.a.

has offered an amendment to reduce the lease to an expiry of 2018. Negotiations are ongoing.

Prospective purchasers are strongly advised to read the notices to prospective buyers and all applicable conditions of sale and addenda **Seller's Solicitor** Dominic White, HBJ Gateley. Tel: 0131 222 9463 e-mail: dwhite@hbjgateley.com

Port Glasgow

40-42, 44 & 46 Princes Street Renfrewshire PA14 5JQ



- Three Fuedal Town Centre Shop Investments
- Let to Ganton House Investments Ltd (Ladbrokes), Scottish Midland Co-Operative Society Ltd and Thomas Auld & Sons Ltd
- Asset management opportunity
- Rent review 2009
- Total Current Rents Reserved

£64,250 pa

On the Instructions of James Money and James Stephen of BDO LLP as Joint Administrators of Kenestates Limited





