



### 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 Rail Station. Occupiers close by include Farmfoods, TSB, Iceland, Spar and Greggs.

### 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

VAT is not applicable to this lot.

### Energy Performance Certificate

For EPC Rating please see website.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
40-42	Ladbrokes Betting and Gaming Ltd (1) (part sublet) (2)	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)	15 years from 28.08.2015 (2) Rent review every 5th year Tenant's break option 27.08.2025 FR & I	£35,000 p.a.	Rent Review 2020
44	Semi Chem Ltd (3) (guarantee from Scottish Midland Co-operative Society Ltd)	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)	35 years from 21.07.1985 expiring 20.01.2020 Tenant's break option 20.03.2018 FR & I	£11,500 p.a.	Reversion 2020
46	Thomas Auld & Sons Ltd (4)	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)	On a lease expiring 28.05.2110 FR & I	£17,750 p.a.	Reversion 2110

- (1) Website Address: [www.ladbrokes.com](http://www.ladbrokes.com)  
For the year ended 31st December 2012, Ladbrokes Betting & Gaming Ltd reported a turnover of £830.679m, a pre-tax profit of £49.866m and a net worth of £1.191bn (Source: Experian 07.11.2016). Ladbrokes have over 2,000 branches across the UK, Ireland and Spain.
- (2) Part sublet to The Partners & Trustees of Manzil Tandoori. The rent is reduced to £19,000 from 23rd March 2016 until 27th August 2017, which the vendor will top up upon completion.
- (3) For the year ended 30th January 2016, Semi Chem Ltd reported a turnover of £370.62m, a pre-tax profit of £5.466m and a net worth of £67.22m. (Source: Experian 06.11.2017)
- (4) [www.aulds.co.uk](http://www.aulds.co.uk) (44 branches)

**Total £64,250 p.a.**

## Port Glasgow

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

- **Three Feudal Town Centre Shop Investments**
- Shop 46 let to Thomas Auld & Sons Ltd on a lease expiring 2110 (no breaks)
- Asset management opportunity
- No VAT applicable
- Rent Reviews from 2020
- Total Current Rents Reserved

**£64,250 pa**



Prospective purchasers are strongly advised to read the notices to prospective buyers and all applicable conditions of sale and addenda

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