



12 Kelly Street, Greenock, PA16 8JX

£130,000 Freehold

Summary

A superb opportunity to purchase this Greenock Town Centre salon is available through Bowman Rebecchi following the end of a long-term lease.

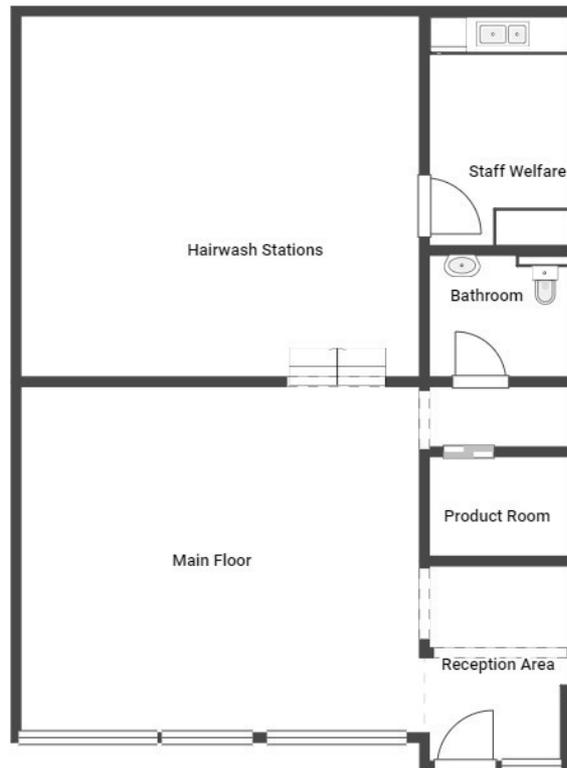
Situated on Kelly Street, the subjects are centrally located, with excellent visibility and roller shutter security.

This is a fantastic investment opportunity or premises for a business to grow with high visibility within a well-maintained property.

Features

- Available To Buy Freehold
- Established Hairdressers
- Greenock West End Location
- Walk-In Condition
- 100% Rates Relief Available
- Fantastic Central Location
- Internal Equipment Included
- Serves Large Catchment Area
- Roller Shutter and Alarm Security
- Greenock West Railway - 8 Mins Walk
- Greenock Oak Mall - 10 Mins Walk

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Property Overview

The subjects and all internal equipment are available to purchase after the end of a long-term tenancy with the property currently vacant.

Set on the ground floor, the property is accessed from street level, with modern internal decor making this an attractive hair salon with 10 chaired stations in-situ.

The welcoming reception area creates a warm environment for clients, with the ground area also including a small product storage room. There are currently five hair stations at the front section of the property as well as a modern finish toilet for clients and staff.

Three small steps lead to the rear section with five further hair stations as well as three hair wash stations and a bright staff room and tea prep area.

The property services include gas, electricity, water and broadband. A property valuation was carried out earlier this year which can be shared with interested parties.

This is a fantastic investment opportunity or premises for a business to grow with high visibility within a well-maintained property.

INVESTMENT - The demand to own property in Inverclyde is strong, with this property likely to command approximately £14-15k per annum from a new tenancy, making this an attractive investment opportunity providing an 11-12% yield.

Demand is high for commercial units in Greenock and Inverclyde and it is rare for a property like this to come to market.

ACCOMMODATION - Floor: 81.6 sq m - 878 sq ft.

RATES - From the Assessor's website, we note the subjects are in the current Valuation Roll with a Rateable Value of £9,700. The property qualifies for 100% rates relief through the Small Business Bonus Scheme, subject to status.

PRICING - Offers are invited for the purchase of our client's freehold in the property, with an asking price of offers over £130,000, exclusive of VAT. Parties should register their interest with Bowman Rebecchi.

View Online



360° Tour

