



## Laundrette Freehold For Sale

£49,995

### Summary

**A superb opportunity to purchase the freehold of this long-standing community laundrette and its machinery is available through Bowman Rebecchi.**

The well-established and highly regarded business is set within a superb location,

The demand to own property in Inverclyde is strong, with this property likely to command approximately £4-5k per annum from a new tenancy, making this an attractive investment opportunity providing a 10% yield.

### Features

- Freehold Purchase Opportunity
- Established laundrette In Walk-In Condition
- Rarely Available Opportunity
- 100% Rates Relief from Scottish Government
- Fixtures, Fittings and Internal Machines Included
- 10% Investment Yield Potential From New Tenancy
- Serves Large Catchment Area
- Greenock West End Location

# The Wee Steamie - 2 Murdieston Street, Greenock



## Property Overview

**Built over a number of years, the business enjoys excellent reviews for customer service.**

There is a further growth opportunity to extend the daily operating hours and range of foods available for purchasers to maximise income possibilities, as well as using national ordering platforms to grow profitability.

The subjects are situated on the junction of Murdieston Street and Brachelston Street to the west of the Town Centre,

There is further storage available in a loft attic, with stairs provided to gain access

**ACCOMMODATION** - The property extends to over 350 SQ FT.

**CURRENT LEASE** - The landlord is open to an assignation of the current 18-year lease for the new proprietor, with the current rental figure of £10,200 per annum, with no break options and an RPI upwards only rent review every three years. Each party is to be responsible for its legal costs and outlays, including VAT incurred.

**RATES** - From the Assessor's website, the property had a Value of £2,300. The property qualifies for 100% rates relief through the Small Business Bonus Scheme, subject to occupier status.

**ENTRY** - Our client is flexible to accommodate requests.

**PROPOSAL** - Our client is seeking offers in the region of £49,995 exclusive of VAT for their Heritable interest, which is inclusive of all fixtures, fittings, and equipment as shown.

**VAT** - All prices, premiums, and rents quoted are exclusive of VAT.

**ANTI-MONEY LAUNDERING** - To comply with anti-money laundering legislation, the successful purchaser will be required to provide certain identification documents.

**For further information, please contact Bowman Rebecchi.**

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EPC Rating - TBC. We aim to make our particulars both accurate and reliable. However, they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're travelling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order. Created: June 2023.

