

ONLINE AUCTION

- > AUCTION DATE: 17TH OCTOBER 2024 AT 2:30PM
- > SUBSTANTIAL OFFICE PREMISES
- > SUITED TO A VARIETY OF USES SUBJECT TO PLANNING
- > LOCATED A SHORT DISTANCE FROM GREENOCK TOWN CENTRE AND RAILWAY STATION
- > GUIDE PRICE EQUATES TO LOW CAPITAL RATE OF £14.50 PER SQ. FT.
- > GUIDE PRICE £225,000 PLUS VAT

FOR SALE

ROXBURGH HOUSE, 112 ROXBURGH STREET, GREENOCK, PA15 4PU

CONTACT: www.shepherd.co.uk/commercial-auctions
Kevin N Bell BSc MRICS kevin.bell@shepherd.co.uk 07720 466050 www.shepherd.co.uk

LOCATION

The subjects are located on the north side of Roxburgh Street between its junctions with Duncan Street and Bearhope Street, adjacent to the Greenock-Glasgow railway line, in a mixed commercial and residential setting in Greenock's West End.

Greenock forms part of a larger conurbation together with Port Glasgow and Gourock with a resident population of around 42,500.

THE PROPERTY

The subjects comprise the major part of a three storey, over basement, office building, originally constructed in the early 1900's, and was most recently utilised by a social housing provider for use as their headquarters.

The entrance is directly from Roxburgh Street, with electric roller shutter security at the main door and DDA adaptations. The property has both fire and intruder alarms in situ, with electric, gas and water supplies split across each floor.

Each floor is accessible via a lift and the internal accommodation is fitted in a contemporary office layout.

There is plentiful on-street parking in the surrounding area.

RATING ASSESSMENT

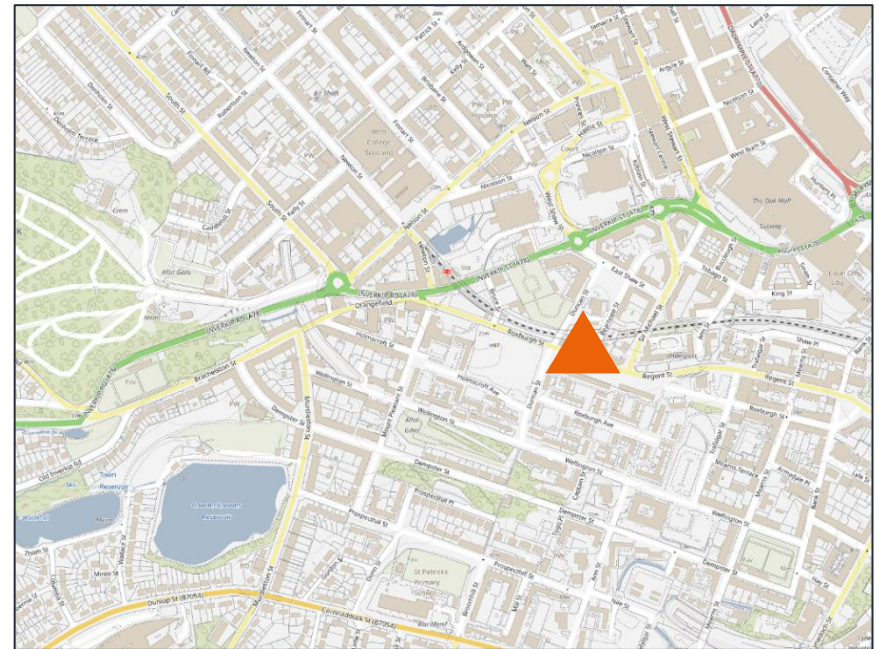
The property is currently entered in the Valuation Roll as follows:

RV £34,500

ROXBURGH HOUSE, 112 ROXBURGH STREET, GREENOCK

ACCOMMODATION	SqM	SqFt
Basement	433.86	4,670
Ground Floor	190.45	2,050
First Floor	190.45	2,050
Second Floor	638.71	6,875
Total	1,453.47	15,645

The above areas have been calculated on a net internal basis.



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AUCTION DATE

The auction will be held on 17th October 2024 and interested parties should register at:

www.shepherd.co.uk/commercial-auctions

Buyers will be required to pre-register prior to approval of their bid.

DEPOSIT

At the end of the auction, if the reserve price has been met, a 10% deposit (subject to a minimum deposit of £5,000) will be payable.

RESERVE PRICE

The reserve price is the minimum price for which the property can be sold and is confidential between the auctioneer and the vendor and cannot be disclosed.

If the reserve price isn't met, the property will remain unsold. You can contact our team and at this point you'll be able to make an offer which will be referred to the sellers for their consideration

GUIDE PRICE

The heritable interest is for sale at a guide price of **£225,000 plus VAT**.

If properties are advertised with a guide price this will be within 10% either above or below the reserve price.

If the guide is shown as falling within a range of prices then the reserve price will not exceed the highest value quoted.

BUYER FEES

The buyer's fee is 2% plus VAT subject to a minimum of £2,000 plus VAT.

LEGAL PACK

The legal pack is available to view online

VAT

See legal pack.

ENERGY PERFORMANCE CERTIFICATE

The property has the following current energy ratings:

Basement, Ground and First Floors – E

Second Floor - G

A copy of the EPC's area available upon request.

ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

CONTACT DETAILS**Local Office Contact**

Kevin N Bell BSc MRICS

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For further information or viewing arrangements please contact the sole agents:

Shepherd Chartered Surveyors 22 Miller Road, Ayr, KA7 2AY 01292 267987
Kevin N Bell BSc MRICS kevin.bell@shepherd.co.uk

J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017. **SEPTEMBER 2024**