

FOR SALE BY ONLINE AUCTION

**Auction Date: Thursday 18th
June at 2:30pm**

Prominent Leisure Premises

GIA: 337 SQM (3,627 SQFT)

**Suitable For A Variety Of Uses
(Subject To Planning)**

**Located In The Heart Of Greenock
Town centre**

Guide Price : £65,000



[CLICK HERE FOR LOCATION!](#)



*Boundary Lines are for
Indicative Purposes Only*

12-14 CROSS SHORE STREET, GREENOCK, PA15 1DY

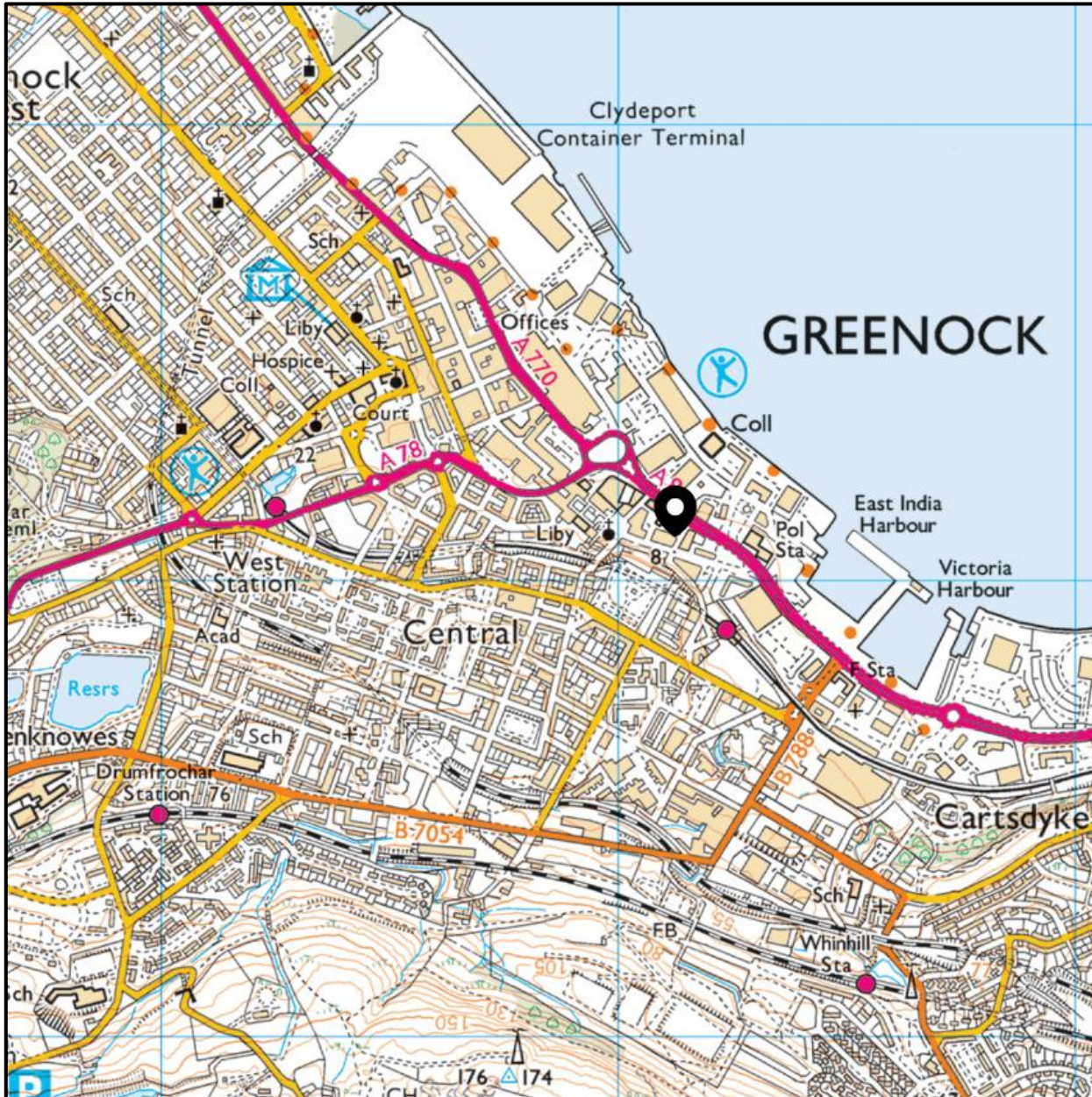
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SHEPHERD
PROPERTY AUCTIONS



Location

12-14 CROSS SHORE STREET, GREENOCK, PA15 1DY



The subjects are situated in Greenock, on the West Coast of Scotland, located approximately 21 miles from Glasgow and held within the Inverclyde Council district.

Greenock benefits from strong transport links with the A8 nearby providing access to Glasgow City Centre and Scotland's wider motorway network. Greenock Train Station is located a 2-minute walk from the subject property, offering frequent services to Glasgow Central Station.

Greenock has recently benefited from significant government backing, with a Scottish Parliament (Holyrood) plan investing more than £24 million to revitalise Cathcart Street and the surrounding area. The project includes pedestrianising the street and creating direct access to the waterfront, positioning Cathcart Street and its environs as a renewed hub for retail and leisure activity within Greenock.

More specifically, the subjects occupy a prominent position on Cross Shore Street, just off Cathcart Street, which acts as one of the primary retail and leisure locations within Greenock. The surrounding area consists of a blend between residential and commercial operators including JD Wetherspoon's, Lidl and Kwik-Fit.

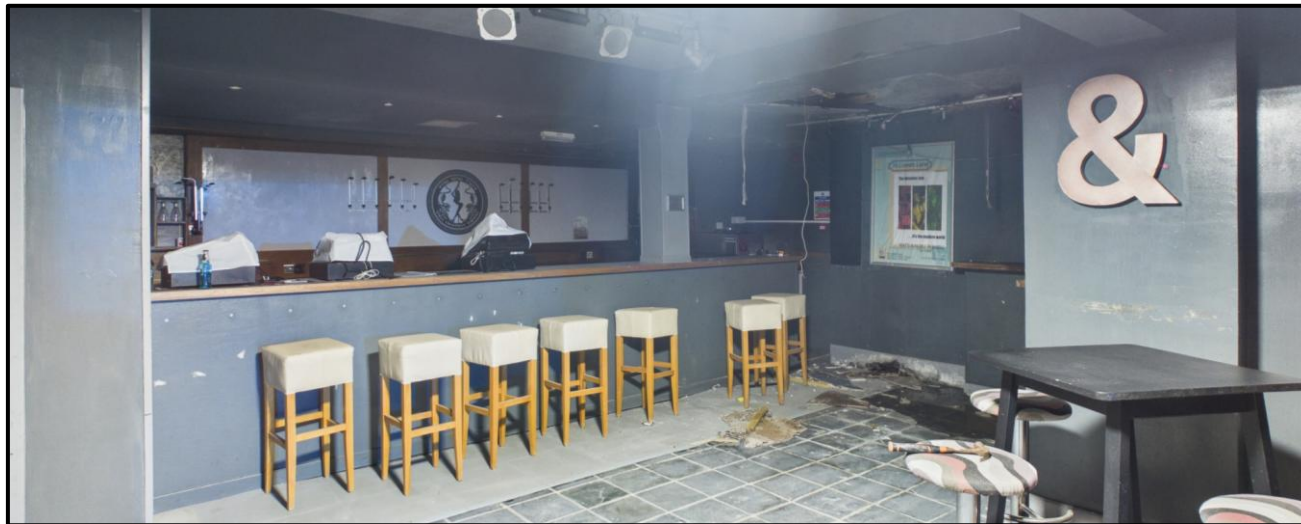


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Description

12-14 CROSS SHORE STREET, GREENOCK, PA15 1DY



The subjects comprise a licensed premises spanning lower ground, ground and first floor levels. The property benefits from dedicate pedestrian access via Cross Shore Street, protected by way of a secure roller shutter.

Internally, the subjects are fitted out in line with the previous occupier's use as a nightclub. The premises benefits from an open plan reception/service area upon entry, leading to an expansive events space to the rear benefitting from an existing bar & dance floor fit-out. This is further complemented by several cellular spaces available on the lower ground level, providing staff welfare facilities, management offices and ample storage space to service the wider venue.

The property also benefits from male and female customer W/C facilities on the first floor.

ACCOMMODATION

	SQM	SQFT
Accommodation	337	3,627
TOTAL	337	3,627

The above floor areas have been calculated on a Gross Internal Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).



Auction Date

The auction will be held on **Thursday 18th of June at 2:30pm**

Registering to Bid

All parties wishing to bid will be required to pre-register against any lots they wish to bid on using the link below:

<https://www.shepherd.co.uk/auctions-remote-bidding/>

Bidders will also be invited to undertake an AML identity check and provide debit card details for a Stripe check.

Deposit

At the end of the auction, the winning bidder must immediately pay a non refundable deposit of 10% of the purchase price (plus VAT if appropriate), subject to a minimum of £5,000.

Reserve Price

The reserve price is the minimum price for which the property can be sold, this figure 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 property has a guide price of **£65,000**

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 £2,100 plus VAT.

Legal Pack

The legal pack is available to view online.

VAT

See Legal Pack.

Energy Performance Certificate

The property has an energy rating of G. A copy of the EPC is available upon request.

Rateable Value

The subjects are currently entered into the Valuation Roll at a rateable value of £27,500. The rate poundage for 2026/27 is 48.1p to the pound.

Get in Touch

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



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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.

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