Glen & Co
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FOR SALE – CORNER RETAIL UNIT

1a NEWTON STREET, GREENOCK, PA16 8UH

Ground Floor 112.78 sq m (1,213 sq ft)

Offers over £125,000 invited

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Location

Greenock is the administrative centre for Inverclyde Council and has a resident population of c.43,000 people. Sitting on the south bank of the Clyde estuary, Glasgow is 25 miles to the east along the M8 motorway.

Newton Street is in the Mount Pleasant area of town, approximately 1 mile west of the town centre and provides access to Greenock West railway station. The premises sit in a prominent corner position at the junction with Inverkip Street.

A predominantly residential area, the surrounding traders are independent in nature and include Clyde Pharmacy, Aulds the Bakers and, on the other side of Inverkip Street, the main Mount Pleasant NHS GP Health Centre.

For an interactive Google Streetview of the location CLICK HERE

Description

A corner unit in the ground floor of a larger traditional sandstone tenement, the property appears to have originally been designed as a bank with a heavy stone frontage and higher level display widows.

Access is available from both street frontages and the layout is largely open plan internally with ample customer toilet and staff welfare facilities towards the rear.

Accommodation

Measured in accordance with the RICS Code of Measuring Practice (6th Edition), we estimate the premises to extend to the following approximate floor areas:

Ground Floor Net Internal Area:	112.78 sq m (1,214 sq ft)

Rating

From enquiries made at saa.gov.uk, the premises are entered on the current Valuation Roll as follows:

BETTING OFFICE - NAV/RV - £12,000

Energy Performance Certificate

The property has an EPC rating of G

Planning

While most recently used as a Betting Office, the property will be available for Class 1a (Retail and Office) Use. While Deemed Consent usually presumes allowing a Change of Use to Class 3, with there being residential dwellings above, a full Planning Application for such would be required here.

For any Planning enquiries we would direct you to the Duty Planning Officer at Inverclyde Council: dmplanning@inverclyde.gov.uk

VAT

We understand the property has not been elected for VAT and VAT will therefore not be charged on the sale price.

Terms

Our clients seek offers in excess of £125,000 for the benefit of their heritable interest (the equivalent of English freehold) with vacant possession.

Legal Expenses

Each party will meet their own legal expenses incurred in connection with the transaction, with the purchaser also meeting the costs of any Land and Buildings Transaction Tax and Registration Dues that may be payable.

Entry

Available immediately on conclusion of missives.

Further Information and Viewing

For any further information, or to arrange a viewing of the premises, please contact David Glen of the sole selling agents:

T: 0141 204 3255
M: 07766 026 747
E: david@glenandco.co.uk

Date of publication: September 2026

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