

SITE FOR SALE

Newark Street, Port Glasgow PA14 5PE

- ▶ 2.35 Acres (1.02 Hectares)
- ▶ Adjacent to Lidl supermarket
- ▶ Suitable for a range of uses
- ▶ Large residential catchment



EYCO

0131 226 2641
www.eyco.co.uk

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LOCATION

Port Glasgow is situated on the West Coast of Scotland upon the south bank of the Firth of Clyde, approximately four miles east of Greenock and 20 miles west of Glasgow.

The town has excellent road links with the A8 (M8) linking it to Glasgow, Greenock and Paisley. There are also mainline railway services, via Port Glasgow and Woodhall Railway Stations, and regular bus services linking Inverclyde to the rest of the country. The site is located adjacent to an existing Lidl foodstore. It can be accessed from Newark Street, close to its junction with Glasgow Road.

DESCRIPTION

The site extends to approximately 2.35 acres (1.02 hectares) as highlighted on the adjacent plan. It is an undeveloped site with access granted directly from Newark Street.

There is a decommissioned air raid shelter that runs through a small section of the west side of the site. Further information on this can be provided upon enquiry.

PLANNING

We are advised by the Inverclyde Planning Authority that the site is covered by a residential zoning under the Inverclyde Local Plan. The site is suitable for a range of uses but all interested parties are encouraged to make their own enquiries to the Local Planning Authority.

PURCHASE TERMS

Offers are invited for our client's heritable interest in the whole of the site. Offers which are not conditional on planning consent are preferred however our client will consider offers subject to planning. Proof of funding will be required to accompany any offer submitted.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred during the transaction. For the avoidance of doubt the incoming tenant will be responsible for Land and Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

INTIMATION OF INTEREST

Interested parties are advised to note their interest in writing to the sole selling agent in order to be advised of any closing dates which may be set.

FURTHER INFORMATION

For further information or to organise a site inspection, please contact EYCO:



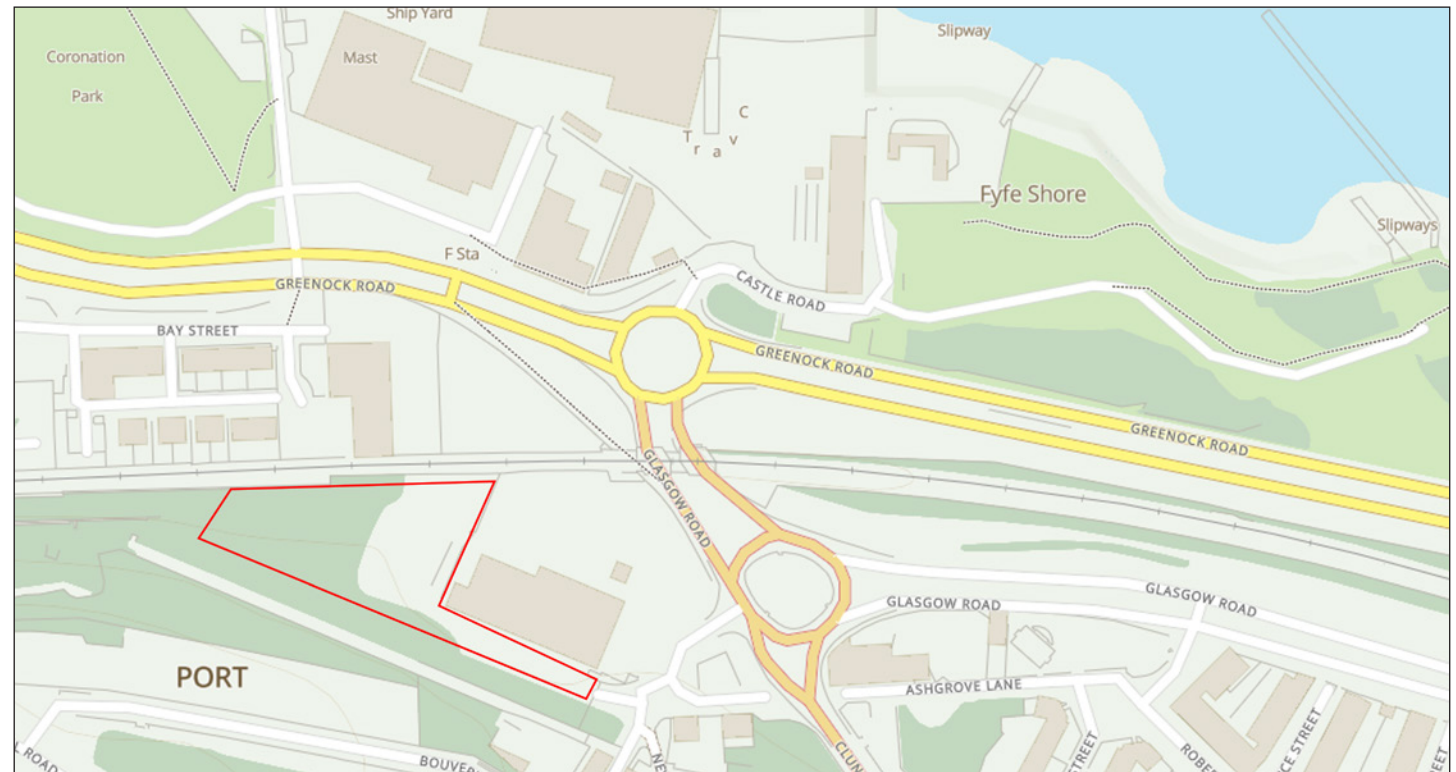
Simon Bashford

sbashford@eyco.co.uk
07799 891 273
0131 558 5118



Ruari Hobkirk

rhobkirk@eyco.co.uk
07507 689 448
0131 558 5123



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