



Tail O' The Bank, East India Harbour, Rue End Street, Greenock, PA15 1AH

- Never Before Available
- Purpose Built Unit With Apartment
- Large 81 Space Private Car Park
- Sits Directly on River Clyde
- Ground Floor: 7,600sq ft.
- 3 x First Floor Apartments
- 1.01 Acre Site
- Fully Fitted Venues
- Premium Offers Invited For F&F
- Rent: o/o £120,000p.a.x.
- Sale: Offers Invited

LOCATION

Greenock is a historic port town on the south bank of the Firth of Clyde in Inverclyde, Scotland, with a population of approximately 42,870. It serves as the main administrative centre for the Inverclyde council area, whose total population stands at around 79,000, providing Greenock with a wider catchment that supports its role as a key regional hub. A major highlight is the substantial investment in the Greenock Ocean Terminal (also known as Greenock Cruise Port), including a £19–20 million cruise ship visitor centre and berthing facilities.

In 2025, the world's largest cruise port operator, Global Ports Holding, signed a 50-year lease to manage the facility, promising further improvements to operations and the passenger experience. Additional upgrades, such as new ship-to-shore cranes, have enhanced capacity and productivity. Neighbouring Port Glasgow, part of the same conurbation, is seeing its own development momentum through a Town Centre Action Plan (2025–2035) aimed at regeneration, public realm enhancements, heritage restoration, and housing-led growth.

PROPERTY

The Tail O' The Bank is a modern family-friendly Hungry Horse pub and restaurant, located at Rue End Street, East India Harbour. It occupies a prominent waterfront position on the south bank of the River Clyde, directly overlooking Greenock's East India Harbour and Victoria Harbour, with views across the water.

The property is a modern constructed two-storey masonry building developed as part of a £2 million project. Ground-floor space is dedicated to the pub and restaurant, while the first floor houses back-of-house facilities and residential accommodation. The venue offers spacious with extensive indoor dining and bar areas, plus generous external amenities including a beer garden and children's play area.



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PROPERTY

On-site dedicated private car parking is provided, with space also available for coaches.

The pub is designed for high volume as a large family-oriented venue with multiple indoor sections (including cosy and dining areas), outdoor seating, pool tables, and sports screens; it regularly accommodates busy periods and large groups.

Overall, the Tail O' The Bank functions as a contemporary waterfront destination blending pub and restaurant offerings in a purpose-built facility that leverages its historic maritime setting.

The property also benefits from 3x Apartments at first floor.

AREA

The property extends to 7,600sq ft at ground floor with an overall site area of 1.01Acres

NAV/RV

£58,000

LICENCE

The property benefits from premises and on sales licence

RENT

The property is available on a new full repairing and insuring head lease for a negotiable term for o/o £120,000p.a.x.

SALE

Our clients may consider disposing of their freehold interest, price on request.

V.A.T.

The transaction will be subject to V.A.T.

VIEWING

Available on request

LEGAL

Each party shall bear their own legal costs incurred in the transaction



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Anti-Money Laundering

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Property Misdescription Act 1991:

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