



69 West Blackhall Street, Greenock, PA15 1XE

- Town Centre Development Opportunity
- Upper Floor Residential
- Potential for 8-13 Apartments (STP)
- Shelled Condition Prepped For Fit Out
- No Rates Payable
- Price: o/o £79,000

#### LOCATION

The property occupies a prominent position on the northern side of West Blackhall Street, between its junctions with Nicholson Street and Westburn Street in the town of Greenock.

Greenock is one of the largest towns on the west coast of Scotland and is located on the south bank of The River Clyde, approximately 25 miles west of Glasgow.

The town has a population of around 45,000 people and a catchment population of around 110,000 people.

Nearby occupiers include Halfords, Aldi, Betfred, Farmfoods and Bon Marche.

#### PROPERTY

The property comprises the upper floors above British Heart Foundation with street level access from West Blackhall Street leading to an internal staircase to all floors.

Each floor is presented in a shell condition stripped for redevelopment.

The property offers potential for 8 apartments (STP) creating 6 x 1 bedroom apartments and 2 x 2 bedroom apartments. Planning was previously granted in 2008 for conversion to 13 apartments with Inverclyde Council under planning ref 09/022/IC

**NAV/RV**  
£0



## 69 West Blackhall Street, Greenock, PA15 1XE

### SALE

The property is available on a freehold basis for o/o £79,000

### V.A.T.

Figures quoted exclusive of V.A.T.

### VIEWING

By appointment

### LEGAL

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

### TSA Property Consultants

162 Buchanan Street  
Glasgow, G1 2LL

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**General** - 0141 237 4324 (info@tsapc.co.uk)

### Anti-Money Laundering

In order to comply with anti-money laundering legislation, the successful purchaser/tenant will be required to provide certain identification documents. The required documents will be confirmed to and requested at the relevant time.

### Property Misdescription Act 1991:

The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change out of our control. When we are advised of any change we will inform all enquiries at the earliest opportunity.