

FOR SALE BY ONLINE AUCTION

**Auction Date: Thursday 16th
April at 2:30pm**

NIA: 186.56 SQM (2,008 SQFT)

**Unique Opportunity To Acquire A
Portfolio Of Three Retail Units**

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

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

**Estimated Rental Value of £24,000
Per Annum Once Fully Let**

On-Street Parking Available

Guide Price : £140,000



[CLICK HERE FOR A VIRTUAL TOUR](#)



**Boundary Lines
Are For Indicative
Purposes Only**

103-109 HOLMSCROFT STREET, GREENOCK, PA15 4DF

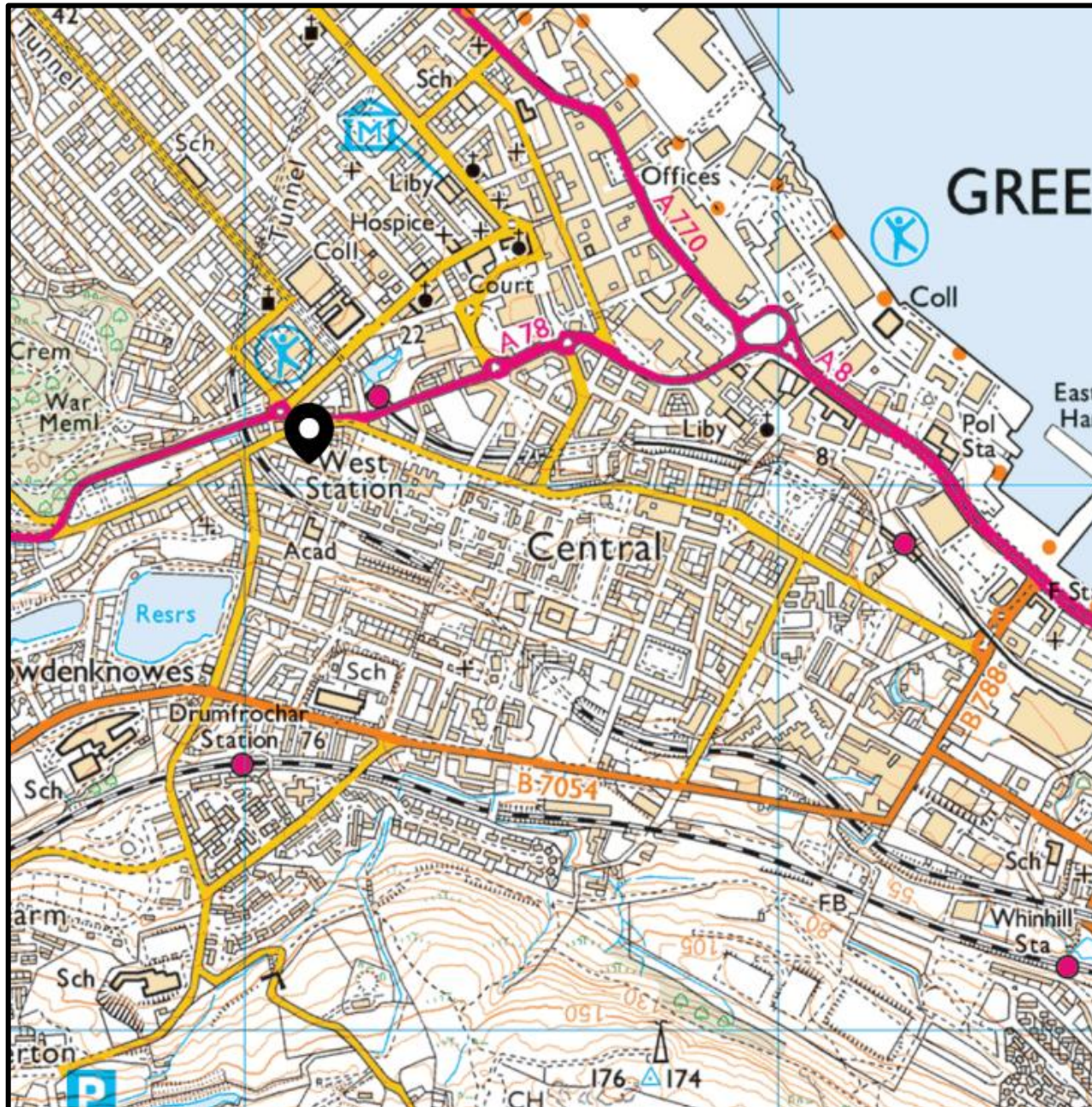
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SHEPHERD
PROPERTY AUCTIONS



Location

103-109 HOLMSCROFT STREET, GREENOCK, PA15 4DF



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 located nearby providing access to Glasgow City Centre and Scotland's wider motorway network. Greenock Train Station is located approximately 0.2 miles from the subject property, offering frequent services to Glasgow Central Station.

The Port of Greenock is located nearby, acting as one of the main centres for trade and tourism within the surrounding area, and one of the biggest employers in the area.

More specifically, the subjects occupy a prominent pitch on the corner of Holmscroft Street and Orangefield, within close proximity to Greenock town centre. The surrounding area consists of a blend of residential and commercial operators including West College Scotland's Finnart Campus, B&M and The Range.



[CLICK HERE FOR LOCATION](#)



Description

103-109 HOLMSCROFT STREET, GREENOCK, PA15 4DF



109 Holmscroft Street

The subjects comprise a parade of three vacant retail units, ranging from 354 to 561 sqft. Each property benefits from dedicated pedestrian access via Holmscroft Street, secured by a steel roller shutter.

Furthermore, the property benefits from a garage, accessible via a dedicated pedestrian entrance from Holmscroft Street, offering further storage space.

103 Holmscroft Street

The property occupies a mid terraced pitch and was previously utilised as a hot food takeaway. Internally, the subjects benefit from an open plan sales area to the front with the assumed previous tenant's fixtures and fittings still in place. In addition, the subjects benefits from a tiled floor covering and a suspended tiled ceiling with tiled LED lighting throughout. This is further complimented by W/C provisions and a kitchen prep area to the rear.

105-107 Holmscroft Street

The property occupies a mid terraced pitch within the retail parade and was previously utilised as a café. Internally, the subjects consist of an open plan sales area to the front with customer seating and a deli counter within. To the rear, the property benefits from a kitchen prep/area and W/C provisions.

109 Holmscroft Street

The property benefits from a corner pitch on Holmscroft Road and Brachelston Street and was previously utilised as a hairdressers. Internally, the property benefits from an open plan sales area with wooden flooring and a suspended tiled ceiling with tiled LED lighting incorporated throughout. A further cellular room, a kitchen prep area and W/C provisions are located to the rear.



105-107 Holmscroft Street



103 Holmscroft Street



109 Holmscroft Street



103 Holmscroft Street



105-107 Holmscroft Street



Floor Plans

103-109 HOLMSCROFT STREET, GREENOCK, PA15 4DF



Floor Plans are for
indicative Purposes Only



ACCOMMODATION

Accommodation	SQM	SQFT
103 Holmscroft Street	32.89	354
105-107 Holmscroft Street	79.43	855
109 Holmscroft Street	52.12	561
Garage	22.12	238
Total	186.56	2,008

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

Auction Date

The auction will be held on Tuesday 10th February 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

Legal Pack

The legal pack is available to view online.

VAT

See Legal Pack

PLANNING

We understand that the properties have Planning Consent for its existing use. The property may suit alternative uses subject to obtaining all necessary planning consents. It will be incumbent upon any purchaser to satisfy themselves in this respect.

Guide Price

The property has a guide price of **£140,000**

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 £3,000 plus VAT.

Energy Performance Certificate

A copy of the EPC is available upon request.

Rateable Value

The subjects are currently entered into the Valuation Roll at the following rateable values:

Unit	Current RV
Adjoining Garage	£600
103 Holmscroft Street	£2,300
105-107 Holmscroft Street	£9,200
109 Holmscroft Street	£2,500
TOTAL	£14,400

J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. **PUBLISHED DATE: January 2026**

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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