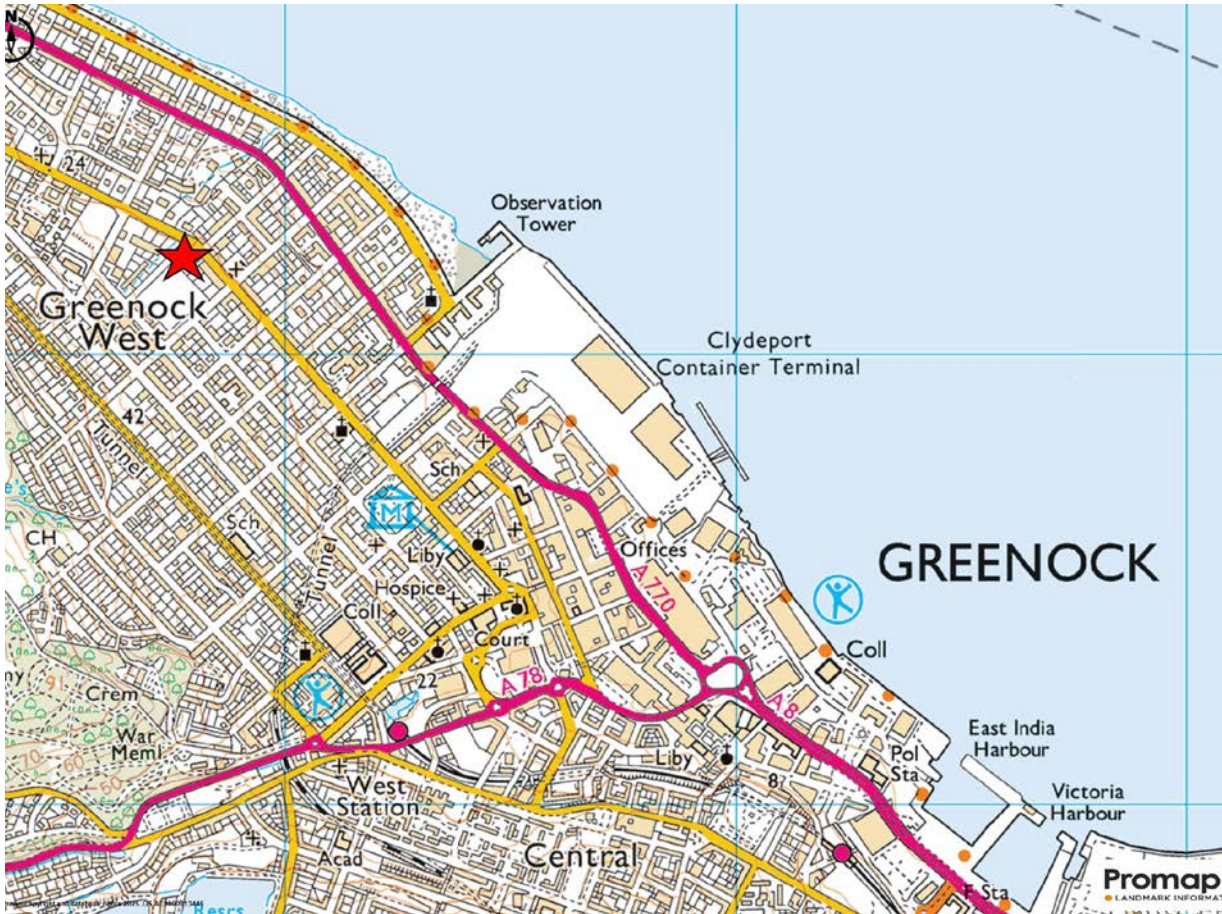




FOR SALE

FORMER CARE HOME WITH DEVELOPMENT POTENTIAL

'GLENFIELD' • 1 BEDFORD STREET • GREENOCK • PA16 8PG



- Located in popular Greenock West End
- Views to Firth of Clyde and Greenock Cricket Club
- Former care home with 33 bedrooms (7 en suite)
- Gross internal floor area 1,518 sqm (16,309 sqft)
- Site area of 0.24 hectares (0.60 acres)
- Offers over £675,000 are invited



LOCATION

'Glenfield' occupies a prominent corner position at the junction of Bedford Street with Union Street, Greenock's popular West End area, around one mile northwest of the town centre. The neighbouring area is predominantly private residential in its nature with Greenock Cricket Club located to the rear of the property. The property sits in an elevated position with views to the Firth of Clyde and the Rosneath Peninsula.

Greenock is the largest town in the Inverclyde region with a population of around 42,000 persons. The town lies around 27 miles west of Glasgow, accessed via the A8(M). Greenock West and Fort Matilda railway stations are around one mile from the location offering regular and fast services to Wemyss Bay, Paisley and Glasgow.

DESCRIPTION

'Glenfield' is a traditional former care home in an original Victorian era, merchant style property over four floors, which has more modern two storey side and rear extensions. The building has two passenger lifts, with access to each floor.

The building has 33 bedrooms, 7 of which have en suite facilities, with residents' accommodation on the ground floor including a large lounge, dining rooms and a kitchen. The basement contains ancillary, staff and plant areas with storage rooms on the attic floor.

Indicative floor plans of the ground and first floors are available upon request.

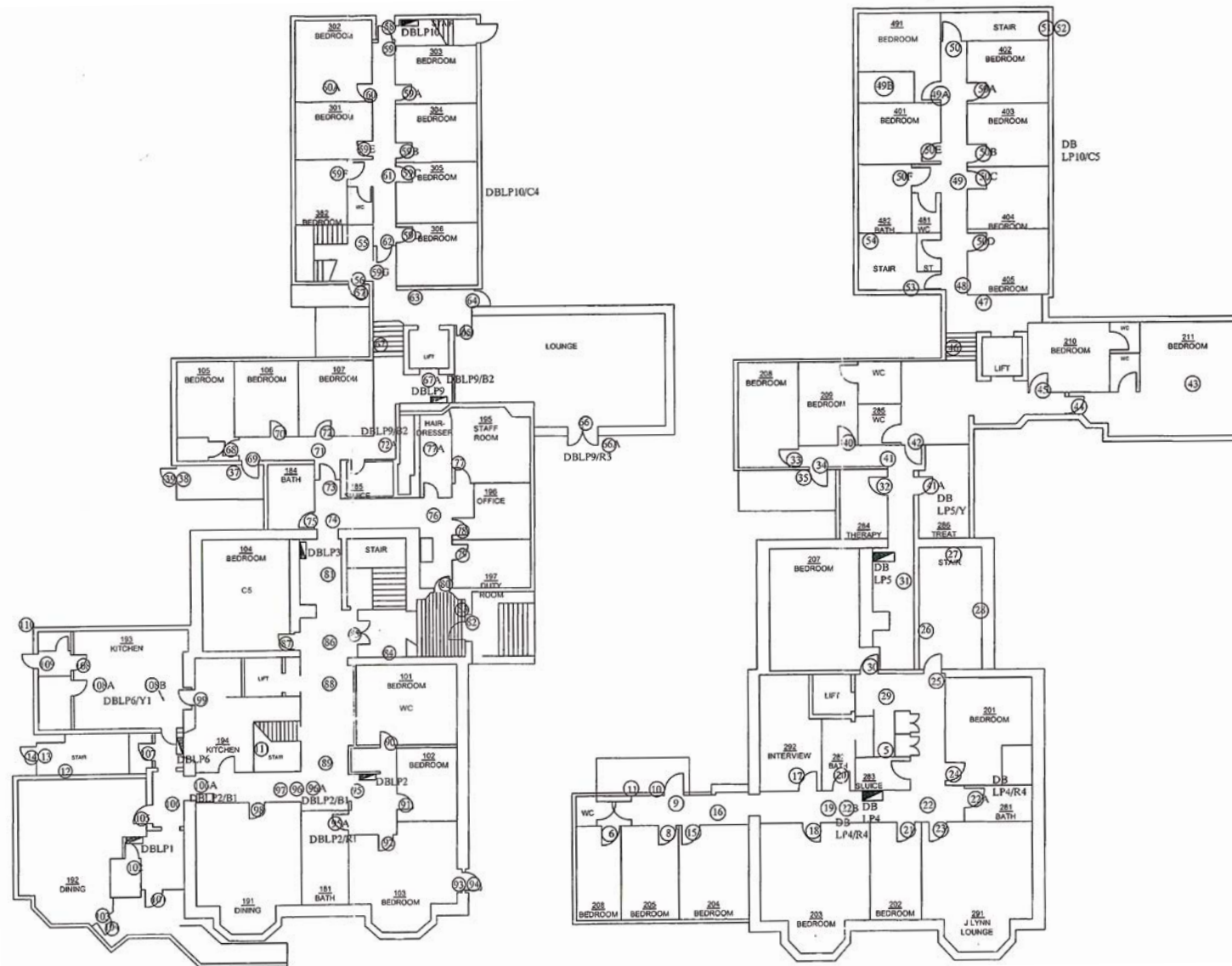
The property has only recently ceased to trade as a care home and may be suitable for other multiple occupancy uses, or, for conversion and development, subject to obtaining the necessary consents. Further enquiries in this regard should be directed to Inverclyde Council on 01475 717171.

FLOOR AREAS

The property extends to the following gross internal floor areas:

Floor	sq m	sq ft
Ground Floor	636	6,846
First Floor	538	5,791
Basement Floor	217	2,336
Attic Floor	127	1,336
Total	1,518	16,309

The site extends to a total area of 0.24 hectares (0.60 acres), or thereby.





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RATING

The rateable value is £51,000.

PRICE

Offers over £675,000 are invited for our clients heritable interest with a preference for unconditional offers. The price quoted is exclusive of VAT, if applicable.

EPC

EPC available upon request.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred.

ANTI-MONEY LAUNDERING

DM Hall is regulated by HMRC in its compliance with the UK Money Laundering under the 5th Directive of the Money Laundering Regulations, effective from 10th January 2020, the agents are required to undertake due diligence on purchasers and vendors. Once an offer has been accepted, the prospective purchaser(s)/ occupier(s) shall be required to provide, as a minimum, proof of identity and residence and proof of funds for the purchase before the transaction can proceed.

VIEWING & FURTHER INFORMATION

Strictly by contacting the sole agents.

DM Hall LLP

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