

FOR SALE / TO LET
HOTEL + LEISURE

 GRAHAM
SIBBALD

FENWICK TAPAS

FENWICK 47 RESTAURANT,
47 W BLACKHALL STREET,
GREENOCK.
PA15 1UT

- PRIME TOWN CENTRE LOCATION
- PRESENTLY TRADING AS TAPAS RESTAURANT
- FITTED TO A HIGH STANDARD
- ON STREET SEATING AREAS
- INTERNAL VIEWING RECOMMENDED

SITUATION

Fenwick 47 is situated in one of Greenock's busiest streets, W Blackhall Street, located close to the waterfront, Oakmull Shopping Centre and Tesco Extra. The unit is surrounded by a good mix of local and high street shops.

THE PROPERTY

The restaurant offers accommodation on the ground floor of a traditional building. Fenwick 47 offers around 60 covers with fixed bar area. The premises has large hatch through to fully fitted kitchen area, cellar and ladies and gent toilets. Outside offers seating pavement areas.

The business has been owned by our client for the past few years. We feel the outlet would suit a hands-on operator who would be able to take the business to the next level.

Internal viewing recommended to be fully appreciated.

TRADE

Accounts show a turnover year ending 2022 of APP. £xxxxx net of VAT.

Full accounts can be made available to interested parties after a formal viewing.

LICENSE

The premises benefit from a Premises Licence.

ENERGY PERFORMANCE CERTIFICATE (EPC)

The Energy Rating is available upon request.

RATES

We are advised that the Rateable Value is £12,000. Interested parties are advised to check this information themselves.

PRICE

Offers over £250,000 are invited for the trade fixtures, fittings and equipment together with the heritable interest in the property.

LEASE TERMS

The property is also available to let at a rent of £25,000 per annum, plus a premium price for Fixtures & Fittings. The lease includes a deposit which will be held for the duration of the lease.



FINANCE/BUSINESS MORTGAGES

Graham + Sibbald are in regular contact with the specialists involved in financing business and property purchases in Scotland and we would be happy to assist with introductions if required.

VIEWING

Strictly by appointment only to be made through Graham + Sibbald. No approach to be made to the property.

OFFERS

All offers should be submitted in Scottish Legal Terms to the sole selling agents at the address below:

Graham + Sibbald
233 St Vincent Street, Glasgow, G2 5QY
Email — LT@g-s.co.uk





For any queries or to arrange a viewing, please contact —



Martin Sutherland
 Licensed Trade Agent
 martin.sutherland@g-s.co.uk
 0141 332 1194 / 07768704203
 Graham + Sibbald,
 233 St Vincent St, Glasgow, G2 5QY

ANTI-MONEY LAUNDERING (AML) PROCESS
 Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude

IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.

3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
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5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: October 2022